



## Stunning Detached House with Indoor Pool and More



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,186,032.82

### Elhelyezkedés

Ország:	France
Irányítószám:	61400
Feladta:	2024. 07. 15.

#### Leírás:

This family property located in the heart of the Perche regional natural park, in the immediate vicinity of the town of Mortagne-au-Perche and at the edge of the forest of Reno Valdieu with a view of the basilica of La Chapelle-Montligeon.

Offering a living area of 360m<sup>2</sup> spread over 3 levels. Neat and renovated with taste and charm by its hosts.

- Ground floor: an entrance with dressing room, a living room with stove, a kitchen and back kitchen with an exit to the garden, a 25m<sup>2</sup> dining room, a 39m<sup>2</sup> living room, a cloakroom (with two showers and toilets) , indoor heated swimming pool, a laundry room, a toilet;

- First floor: a large bright landing partly serving as an office serving 4 bedrooms, a bathroom and a toilet, on the east side a corridor which leads to 4 bedrooms, a lounge area and a shower room & WC.

- Second floor: a landing room converted into a cinema room, a suite with bedroom, dressing room and bathroom wc, a bright office.

A guest house with 6 rooms to finish fitting out around 135 m<sup>2</sup>.



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Brightness, beautiful volumes, authenticity, old elements, quality renovation make the identity of this rare and charming residence.

Paved car park, half-covered terrace with cobblestones, southern exposure, workshop. Local shops 5 minutes by car.

The department of Orne, in Lower Normandy is bordered by the other two departments in the region, Manche and Calvados. It is located in the south of the region bordering with Mayenne, Sarthe, Eure et Loir and Eure. It is the only Normandy department without a coastline.

Orne's history was built through war, destruction and chaos but also through prosperity so don't worry it is a calm and peaceful place to live and visit now! It has rolling countryside, open meadows and boasts some of the best weekly markets in France.

Nowadays you can still see vestiges from all the troubled periods, as well as modern architecture that followed WWII. Nice property in the area is easy to find and reasonably priced.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálósobák:	8
Fürdőszobák:	4
Telekméret:	3760 nm

## Utility details



Heating: Yes

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.906.330

