



## Equestrian Property with Outbuildings Set in Two Hectares



### Informazioni sull'Agente

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Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 345,000

### Posizione

Nazione:	France
Cap:	61400
Pubblicato:	25/11/2024

### Descrizione:

**REDUCED in price** - Farmhouse Ideally located just 15 minutes from Montagne au Perche, all amenities less than 4km and 5 minutes from an equine clinic. This property represents a true haven of peace for animal lovers, offering more than 2 hectares of adjoining meadow.

### MAIN HOUSE:

- Ground floor: with a single-storey layout, includes a fully equipped kitchen, a spacious living room of 56 m2 with a large bay window opening onto an outdoor terrace not overlooked, a bedroom, a bathroom, toilet and laundry room with direct exterior access for greater convenience.

- Upstairs: a landing leads to 3 further bedrooms, a recently renovated bathroom with modern shower, separate toilet and fitted wardrobes.

For thermal comfort, a new heat pump was installed.

- Outside: a stone outbuilding serving as a stable including an old bakery, 2 boxes and a cellar offers multiple storage and development possibilities.



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A 90 m2 hangar with mechanical tiles, a garage and a carport of approximately 100 m2 complete these facilities.

A Finnish Kota grill adds a friendly touch for pleasant moments with family or friends.

In addition, the property offers the possibility of acquiring more than one hectare of adjoining land, thus offering the prospect of expanding your projects according to your needs.

In the immediate vicinity, a few walking paths invite you to discover the surrounding nature, thus offering a privileged living environment for lovers of walking and outdoor strolls. stable, horses, stud farm, rider.

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.

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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.

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## Comune

Camere da letto: 4  
Bagni: 2  
Dimensione del lotto: 20800 mq

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.414.355

