



## Detached Character House with Garden



### Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
Mislampen:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 159,900

### Locatie

Aanbevolen Auto Onderdelen:	France
Postcode:	61310
Geplaatst:	20-01-2025
Omschrijving:	

Are you looking for a house of character in an ideal location for your family? Look no further! This property located in the immediate vicinity of schools, offers a warm and practical setting. It includes:

- Ground floor: A kitchen, a living room, a bathroom with WC.
- Upstairs: Two bedrooms and an office area.
- Second floor: A room that can be converted into a bedroom.
- Outside: Outbuildings as well as a pleasant wooded plot of 800m<sup>2</sup>.

Agency Fees payable by the seller

Estimated amount of annual energy expenses for standard use: Between 1,530 and 2,160 Euro per year.

Average energy prices indexed on January 1, 2021 (subscription included)

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)

Conditie: Good

## Algemeen

Slaapkamers: 2  
Badkamers: 1  
Lot Afmeting: 800 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.591.409



IMLIX

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