



## Detached Country House with Outbuilding



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 215,000

### Location

Country:	France
ZIP code:	61570
Posted:	Sep 02, 2024

### Description:

To visit quickly, this charming character house on the Argentan / Sees axis just 10 minutes from amenities. The house includes:

- Ground floor: a dining room with wood stove, a kitchen open to a living room, a hallway serving two bedrooms, a shower room and a toilet.
- Upstairs: a landing serving two bedrooms, a storage room, a shower room, a landing room that can be converted into a bedroom and a large room of 29 m<sup>2</sup> to finish fitting out.
- Outside: you will find a large garage adjoining the house with the possibility of parking three cars.

On a plot of land of just over 3,000 m<sup>2</sup>, you will find a large outbuilding, a small outbuilding and an old bread oven.

To visit without delay.

Very rare for sale.

Agency Fees payable by the seller

- Estimated amount of annual energy costs for standard use: Between 3,580 and 4,910 Euro per year.



Average energy prices indexed as of 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)

Condition: Good

### **Common**

Bedrooms: 4  
Bathrooms: 2  
Lot Size: 3000 sq m

### **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

IX6.052.458

