



## Equestrian Property with Outbuildings Set in Two Hectares



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 345,000

### Location

Country:	France
ZIP code:	61400
Posted:	Nov 25, 2024

### Description:

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 m<sup>2</sup> 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.

A 90 m<sup>2</sup> hangar with mechanical tiles, a garage and a carport of approximately 100 m<sup>2</sup> 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.

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)

## **Common**



Bedrooms: 4  
Bathrooms: 2  
Lot Size: 20800 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.414.355

