



## Beautiful Country House With Outbuildings



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 201,590

### Location

Country:	France
ZIP code:	61330
Posted:	Jan 20, 2025

### Description:

House built in stone and covered in tiles, comprising:

- Ground floor: a fitted kitchen (oven, hob, fridge) and a dining area (with pellet stove) of 22 m<sup>2</sup>, a bathroom (bath, toilet and sink) of 5.9 m<sup>2</sup> and a living room of 19.62 m<sup>2</sup>.
- Raised Ground floor: a living room of 29 m<sup>2</sup> with wood stove.
- From the living room, access leads to a landing of 0.78 m<sup>2</sup> and two bedrooms, one of 10 m<sup>2</sup> with a closet and a balcony overlooking the countryside and the second of 16.9 m<sup>2</sup> with a suite with a bathroom (bath, sink, toilet) and closet.
- From the living room, a second access leads to a third bedroom of 12.25 m<sup>2</sup>.
- A slate-covered barn with a concrete floor of 42.6 m<sup>2</sup>.
- A plot of land of 1860 m<sup>2</sup>
- A bread oven of 12.05 m<sup>2</sup>.
- Another barn.
- A shed (concrete floor) of 5.3 m<sup>2</sup>.



Living area (m2): 120 m2  
Plot area: 1,860 m2  
Number of bedrooms: 3  
Number of rooms: 9  
Number of levels: 2  
Number of bathrooms: 2  
Heating method: Wood, Electric  
Heating type: Stove, Radiator  
Heating format: Individual, Individual  
Year of construction: 1949.

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: 3  
Bathrooms: 1  
Lot Size: 1860 sq m

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.591.408

