



## Country House with Outbuilding



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	EUR 159,500

### Location

Country:	France
ZIP code:	61210
Posted:	Feb 17, 2025

### Description:

Charming character house between Falaise and Putanges, offered for sale this beautiful character house, located near to the town of Bazoches-au-Houlme, halfway between Falaise and Putanges.

- Ground floor: you will discover a warm living room of 25 m<sup>2</sup>, a spacious kitchen / dining room of more than 30 m<sup>2</sup>, a bedroom, toilets and an adjoining outbuilding offering the possibility of extending the house or creating a garage.

- Upstairs: a landing room serves two bedrooms, a bathroom with shower and bathtub, as well as a room to be fitted out according to your wishes (additional bedroom, office, etc.).

- Outside: enjoy a double garage, several outbuildings and a beautiful plot of land of approximately 1,000 m<sup>2</sup>.

An opportunity not to be missed - Contact us for a visit.

Agency Fees payable by the seller

- Estimated amount of annual energy expenses for standard use: Between 2,080 and 2,850 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: 1  
Lot Size: 1054 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.294



IMLIX

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