Detached Country Longere Style House with Outbuilding

Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 178,564.05

Ubicación

País:	Francia
Código postal:	61210
Publicado:	10/06/2025

Descripción:

Here we have this charming solid stone built former farmhouse, located just 9 kms from Putanges-pont-Ecrepin, in a peaceful and green setting, the heart of Swiss-Normandie region.

This single-story house features:

- Ground floor: a kitchen equipped with a recent pellet stove, a cozy living room with a wood stove, and a hallway leading to two bedrooms and a bathroom.

- Upstairs: a large attic offers great potential for expansion according to your wishes.

Two 29 m2 garages are located on either side of the house, offering numerous parking and storage options.

At the rear of the house, a pleasant 10m2 conservatory serving as a greenhouse extends the living space and provides an ideal place to enjoy natural light throughout the year.

You will also benefit from a wooded garden and an adjoining orchard, all on a beautiful plot of 5,130 m2.

A visit is essential.

A rare find on the market, not to be missed.

Agency Fees payable by the seller.

Estimated annual energy costs for standard use: Between €2,470 and €3,380 per year. Average energy prices indexed as of January 1st (including subscription).

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

Condición: Good

Común

Dormitorios: 2

Baños: 1
Tamaño del lote: 5130 m2

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.114.988