



Detached Country House with Outbuilding



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Weboldal:	https://clefrance.co.uk

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 176,259.57

Elhelyezkedés

Ország:	France
Irányítószám:	61290
Feladta:	2026. 02. 10.

Leírás:

Nestled in the heart of the Perche countryside, just 11 minutes from La Loupe train station, this rare property for sale in Le Pas-Saint-l'Homer (61290) offers a peaceful and authentic lifestyle. With interesting renovation potential, this period house of 158 m2 of living space sits on a generous plot of 1,477 m2, perfect for those who love space and nature.

From the moment you enter, the charm of the original features is undeniable.

The ground floor comprises five main rooms: a 15 m2 fitted kitchen, a spacious 26 m2 dining room, a welcoming 20 m2 living room, two bedrooms of 9 m2 and 12 m2, a bathroom with shower and toilet, and a 19 m2 utility room.

The double-glazed wooden windows ensure both comfort and aesthetic appeal, while fibre optic internet is already installed for your connectivity needs.

Outbuildings include an attached 20 sq m barn currently used as a boiler room, and a spacious 40 sq m garage. The house's real asset lies in its 130 sq m attic, which is fully convertible and offers exceptional expansion possibilities.

The property is immediately habitable but requires some work to unlock its full potential: interior wall



insulation, installation of a dual-flow ventilation system, and replacement of the current oil-fired central heating system with an air-to-water heat pump.

The roof is in very good condition.

Located in a peaceful, rural setting, the house benefits from quick access to amenities thanks to its proximity to La Loupe train station, facilitating travel to Paris or Chartres. The region offers an exceptional living environment, nestled between forests, valleys, and charming villages typical of the Perche. Key features include: - A traditional house with great potential - 158 m2 of living space &+ 130 m2 of convertible attic space.

- A large 1,477 m2 plot in the countryside - Wooden double-glazed windows, roof in excellent condition.

- Fibre optic internet installed, garage and adjoining barn. Ideal for a family seeking space and nature, or for a personalised second home project, this house for sale in Le Pas-Saint-l'Homer (61290) is a rare opportunity in the Perche real estate market.

Let your imagination run wild and transform this property into a true haven of peace.

Don't wait any longer to visit this charming and promising home.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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.

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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.

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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.

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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

Gyakori

Hálósobák:	2
Fürdőszobák:	1
Telekméret:	1477 nm

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.167.240
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