



## Superb Cottage Property in Lovely Rural Village



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | David Evans   |
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| Nazione:          | United Kingdom  |
| Experience since: |   |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 173,175.26 |

#### Posizione

|             |            |
|-------------|------------|
| Nazione:    | France     |
| Cap:        | 61130      |
| Pubblicato: | 28/07/2023 |

#### Descrizione:

**REDUCED in price** - Charming and spacious village house of more than 145m2 of living space offering:

- Ground floor: an entrance leading to a cozy living room of 17m2, a living room of 25m2 and an open fitted kitchen opening onto a large terrace of more than 50m2 sheltered from look, laundry.
- First floor: consists of 4 bedrooms of comfortable sizes between 11.28m2 and 18.19m2, shower room.
- Above: Attic of 78m2 on the ground entirely suitable for conversion.

Vaulted cellar in the basement and garage with sectional electric door.

House in perfect condition,

Immediately habitable,

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)

## Comune

|                       |        |
|-----------------------|--------|
| Camere da letto:      | 4      |
| Bagni:                | 1      |
| Dimensione del lotto: | 203 mq |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.697.400



# IMLIX

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