



## Former Farm Complex with Open Countryside Views



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 452,419.92

### Posizione

Nazione:	France
Cap:	61160
Pubblicato:	25/12/2023

### Descrizione:

A farmhouse dating from the 17th and 18th centuries, this property offers a living area of 210 m<sup>2</sup>, as well as several outbuildings. Land of 2,400 m<sup>2</sup> and a tarmac courtyard of 1,000 m<sup>2</sup>. Grassland possible (2 hectares).

The 8-room house faces southwest with:

- Ground floor: an entrance, an office of 22 m<sup>2</sup>, a fitted and equipped kitchen of 30 m<sup>2</sup> with its dining area and fireplace, a dining room of 32 m<sup>2</sup> with a wood stove. Storage spaces in the ground floor hallway, WC with sink.
- Upstairs: you have 3 bedrooms of 16 m<sup>2</sup> and 2 bedrooms of 15 m<sup>2</sup>. The bathroom is equipped with a walk-in shower as well as a bathtub and a double sink. The toilets are independent. A space of 5 m<sup>2</sup> offers a water point. Laundry room, convertible attic of 150 m<sup>2</sup>.

Heating, an oil-fired heat pump, insert fireplace and wood stove.

A closed garage (30 m<sup>2</sup>).



A stable (125 m2)

A shed (120 m2) and 5 outbuildings:

Outbuilding adjoining the house (40 m2) outbuilding of 52 m2 with kitchen and laundry room.

Outbuilding of 100 m2.

Outbuilding of 60 m2

Outbuilding of 138 m2 with hunting room, workshop and log store.

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)



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## Comune

Camere da letto:	5
Bagni:	2
Dimensione del lotto:	3000 mq

## Utility details

Heating:	Sì
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.269.323
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