



## Lovely Rural Cottage, Ideal Holiday Home



### Agent Info

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

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | USD 88,692.85 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 61140      |
| Geplaatst:                  | 06-08-2025 |
| Omschrijving:               |            |

This 75 m2 living space stone house, near a village with all amenities, comprises;

- Ground floor: a 23.53 m2 living room with a fireplace and wood-burning stove, a kitchen to be fitted out, two adjoining bedrooms, a bathroom and separate toilet.
- Upstairs: there is a large 25 m2 bedroom (Carrez law) and a 10.12 m2 bedroom to be renovated.
- Basement: there is a summer kitchen, a workshop area, and a garage.

All on a 325 m2 plot.

PVC double-glazed windows, slate roofing, and electric heating with a dry inertia convector.

Living area (m2): 75 m2  
Land area: 325 m2  
Number of bedrooms: 3  
Number of rooms: 5  
Number of levels: 2  
Number of bathrooms: 1  
Kitchen: Separate



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Heating method: Electric  
Heating type: Convector  
Heating format: Individual  
Number of garages: 1

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)  
Conditie: Good

## Algemeen

|               |                    |
|---------------|--------------------|
| Slaapkamers:  | 3                  |
| Badkamers:    | 1                  |
| Lot Afmeting: | 325 m <sup>2</sup> |

## Utility details



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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Heating:

Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.400.916

