



Charming Country House with Garden



Agent Info

Name:	David Evans
Company	Cle France Ltd
Name:	
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	https://clefrance.co.uk

Listing details

Property for:	Sale
Price:	EUR 84,500

Location

Country:	France
ZIP code:	61110
Posted:	Apr 15, 2024

Description:

Welcome to this charming village in Orne, where this terraced house full of potential is nestled, offering a living area of 87 m² on enclosed land of 231 m². This property presents a unique investment opportunity at an attractive price, ideal for those seeking tranquility and life in the Perche hills.

- **Surface and Distribution:** The house is spread over two levels. On the ground floor, you will discover two entrances, a shower room and a separate WC, as well as a fitted kitchen to be refreshed and a spacious living / dining room of 21 m² with an old condemned fireplace, but which can be put back into service.
- **Potential for Extension:** Upstairs, this property offers real potential for extension. An attic of 8 m² could be converted into an additional bathroom, a large bedroom of 19.1 m² offers space and comfort, and an attic on terracotta tiles of 22.2 m² offers additional space to meet your needs.
- **Work Required:** This house requires energy improvement work, including the replacement of windows, the overhaul of the currently electric heating system, as well as the renovation of the insulation of certain walls and ceilings.
- **Special feature:** This house is connected to its neighbor, also for sale in our agency, thus offering the possibility of acquiring a property with even greater potential for extension.



- Exterior: Outside, a flower garden awaits your care to regain all its splendour. A garage shelter completes this outdoor space, offering practicality and functionality for your vehicles and equipment.
- Location: Nestled in a charming village in Orne, this house benefits from a calm and serene environment, ideal for nature lovers. Enjoy life on the hills of Perche, while remaining close to essential amenities and services.
- Opportunity to Seize: This terraced house to renovate represents a rare opportunity on the real estate market, offering a low purchase price in relation to its total surface area of 87 m². With its potential for extension and its peaceful living environment, it constitutes a promising investment for those looking for a property to be shaped according to their needs and tastes.

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



Common

Bedrooms:	2
Bathrooms:	1
Lot Size:	231 sq m

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Yes
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX5.636.473
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