



## Two Buildings in 3.5 Hectares of Land



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 70,996.03

### Localização

Country:	França
CEP:	61240
Adicionado:	31/03/2026

#### Informação adicional:

Don't miss out, we present an exceptional property comprising two traditional buildings situated on over 3.5 hectares of land.

The first building: a stone-built structure with a flat tile roof, featuring two rooms, one with a fireplace.

This building will be eligible for a change of use designation when the Local Urban Development Plan (PLUi) is implemented in 2026, allowing for the creation of a main residence with a permitted extension of 50 m2.

The second building: a traditional stone and half-timbered barn with a metal roof, offering significant development potential.

Total floor area of both buildings: 94 m2

Land: pastureland of over 3.5 hectares

A rare property combining architectural authenticity and development potential in a protected natural setting. Price: €60,500 \*



Agency Fees payable by the seller

Estimated annual energy costs for standard use: not provided.

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)

## **Comum**

Tamanho do lote: 35000 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**



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