



## Two Houses in a Lovely Countryside Setting



### Информация об агенте

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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 214,748.32

### Местоположение

Страна:	Франция
Почтовый индекс:	61310
Добавлено:	06.04.2026

#### Описание:

Charming property with two dwellings in the sought-after Le Haras-du-Pin area. It comprises two dwellings, offering numerous possibilities for a family, tourism, or business project.

#### - MAIN HOUSE of 121 m<sup>2</sup>:

The main house will captivate you with its spaciousness and natural light.

- Ground floor: you will find a fitted and equipped kitchen opening onto the dining room, a bright living room, and a bedroom, allowing for single-level living.

- Upstairs: a mezzanine leads to two bedrooms, one with an en-suite shower room, as well as a separate WC.

#### - SECOND HOUSE of 59 m<sup>2</sup>:

A second dwelling of approximately 59 m<sup>2</sup>, requiring renovation, completes the property.

It offers great potential for development according to your needs: guest gite, guest house, professional activity, rental investment, etc.



- EXTERIOR:

The property is situated on a 1,000 m<sup>2</sup> enclosed plot, in a quiet and pleasant setting, ideal for enjoying the countryside in complete tranquility.

The Two dwellings on the property

Sought-after area

Single-level living possible

Outbuilding/annex to develop

Great potential for a primary residence or tourism project

Don't delay, visit now.

Agency fees payable by the seller

This beautiful and charming property, ideally located in the sought-after Haras du Pin area.

- Estimated annual energy costs for standard use: Between €1,890 and €2,590 per year. Average energy prices indexed as of January 1, 2021 (including subscription).

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)

Состояние: Good

## **Общие**

Спальни: 3  
Ванные комнаты: 2  
Площадь участка: 960 кв м

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.337.679

