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## Farmhouse for sale in Orne - VIRTUAL TOUR

Flers , Orne , Normandy



# €298,500

inc. of agency fees

5 Beds      137.63 sqm      0.6 ha

Renovated stone farmhouse with outbuildings, large garden and no neighbours This house has no neighbours and is surrounded by fields...

### At a Glance

<b>Reference</b>	MFH-NORF01810	<b>Near to</b>	Flers	<b>Price</b>	€298,500
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	137.63 sqm
<b>Land</b>	0.6 ha			<b>Land Tax</b>	N/A

### Property Description

Renovated stone farmhouse with outbuildings, large garden and no neighbours

This house has no neighbours and is surrounded by fields but is only 5 minutes drive to the town of Flers with all amenities, including a mainline train station to Paris. There is a bus stop for the School bus in the

lane. The property has been renovated by the present owners since 1996 and offers light and versatile accommodation over 3 floors. There is room to extend the accommodation into the attached garage, if required. There is a second detached house with attached outbuildings which is used as garaging and storage.

The ferry port at Caen Ouistreham is 1 hour's drive, 1 1/2 hours from Dinard, Cherbourg is 1 1/2 hour's drive and Calais is 305 km away. It is located within easy reach of Mont St Michel, the D-day Beaches and Bayeux. here

## **THE ACCOMMODATION COMPRISES:**

### **On the Ground Floor -**

**Open Plan Kitchen/Dining Room** 7.03 x 5.79m Tiled floor. Glazed door and window to south, 2 windows to rear and glazed double doors to east elevations. Stairs to first floor. Range of matching base and wall units including display cupboards. Built-in oven and microwave. Upright radiator. Fireplace with inset woodburner. Breakfast bar. Built-in dishwasher. Sinks with mixer tap. 3 ring DeDietrich induction hob with extractor over. worktops and tiled splashback. Space for upright fridge/freezer.

**Shower Room** 2.96 x 1.79m Window to rear elevation. Tiled floor. Heated towel rail. Suspended WC. Vanity unit with mirror fronted cupboard over. Shower.

**Lounge** 5.79 x 3m Tiled floor. Partly glazed door and side panel to front elevation. Radiator . Door to attached garage.

### **On the First Floor -**

**Landing** Window to rear elevation. 2 staircases to second floor (one no longer in use)

**Bedroom 1** 3.18 x 3.05m Window to front elevation. Built-in wardrobe.

**Bedroom 2/Study** 3.20 x 2.64m Partly glazed door to front elevation and external stairs. Built-in cupboard.

**Bedroom 3** 3.94 x 3.72m Window to front elevation. Radiator. Built-in shelves. Ornamental granite fireplace.

**Bathroom** 3.69 x 1.79m Bath with tiled surround, mixer tap/shower fitment, and screen. Bidet. Pedestal basin. WC. Radiator. Tiled floor. Window to rear elevation. Inset spotlights.

### **On the Second Floor -**

## **Landing**

**Bedroom 4** 4.11 x 3.63m 2 Velux windows to rear elevation. 4 built-in cupboards. Radiator. Sloping ceiling.

**Bedroom 5** 5.49 x 3.75m (max) Window to west elevation. Wood flooring. Built-in eaves storage cupboards. Radiator.

## **OUTSIDE :**

**Attached Garage** 6.44 x 5.77m Built-in cupboards. Tiled floor. Sink with mixer tap. Range of base units. Space and plumbing for washing machine. 2 boilers. Hot water cylinder. Electrics. Electric up and over door. Door to lounge. Door to:

**Kennel/Wood Store** 3.18 x 1.92m Open fronted. Concrete floor.

**Old Stone House** with slate roof used for storage.

**Garage** 6.51 x 4.37m Double wooden doors and window to front elevation. Concrete floor. Steps up to loft space.

**Cave** 6.51 x 4.19m Pedestrian door to front elevation.

**Store Room** 3.58 x 3.51m Wooden doors to front elevation. Concrete floor. Access to:

**Open Fronted Barn** to the rear. 3.58 x 3.51m

**Small Stable** with access to orchard.

**Chicken Coop** and run.

**Open Fronted Barn** to the rear 20.00 x 4.55m (max) Concrete floor.

Separate small **stone outbuilding**.

A long drive leads to tarmac parking and turning area.

The **garden** is laid to lawn with mature shrubs and trees. Flower beds and borders. Orchard with a variety of trees including eating apples, pear and cherry. Grapevine on wall. Raspberry canes. Well. **Patio**. Old Granite cider press.

## **ADDITIONAL INFORMATION :**

Telephone, fibre optic broadband and electricity are connected. Wood burner with facility to pump hot air to bedrooms. Solar panels with electricity sold back to the grid provide an income of 1,800€ per year. Oil fired boiler providing heating for the hot water. A wood fired boiler provides the central heating (it can be switched back to the oil fired central heating system too). Drainage to an all water septic tank. Double glazed windows with manual roller shutters. Well water is used in the house. There is the option for mains water but the new owner will have to have a water meter installed.

#### FINANCIAL DETAILS :

Taxes Foncières : 1200€ per annum

## Summary

Property type:	Farmhouse
Bedrooms:	5
Price	€298,500

## Key Information

Internal Area:	137.63 sqm
Land Area:	0.6 ha

## Location: Normandy



## Gallery















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