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Countryside house for sale in Orne - VIRTUAL TOUR

Condé-en-Normandie , Orne , Normandy



€530,000

inc. of agency fees

4 Beds 2 Baths 142.65 sqm 1.77 ha

Impressive 17th Century restored manor house sitting in over 4 acres of beautifully landscaped gardens with outbuildings and two small...

At a Glance

Reference MFH-NORF01870
Bed 4
Land 1.77 ha

Near to Condé-en-Normandie
Bath 2
Pool No

Price €530,000
Hab.Space 142.65 sqm
Land Tax N/A

Property Description

Impressive 17th Century restored manor house sitting in over 4 acres of beautifully landscaped gardens with outbuildings and two small lakes

This property is situated in the "Suisse Normandie" area of Normandy near a village which has references

back to 986, with all every day amenities. Originally the château boasted 3 cannon-armed towers and it was split after a family dispute. In more recent history it was a baronial castle and then a farm. It has been completely renovated since 2016 by the present owners including a new boiler and central heating system, a new septic tank, windows and shutters, all new rewiring and plumbing, a new kitchen and bathrooms and complete re-decoration. The gardens create stunning surroundings for the property with various seating areas and diverse flower beds with a huge variety of plants, bulbs, shrubs and trees. There are many climbing plants including roses, wisterias, honeysuckles, clematis and jasmines. From the garden you can harvest peaches, raspberries, eating and cider pears, eating and cider apples, blackberries, figs, hazelnuts, walnuts, white currants, black currants, plums, cherries and gooseberries.

The stunning region of Suisse Normandie owes its name to its wooded terrain, winding rivers and hills. The beautiful touristic villages and town of Clécy, Pont-d'Ouille and Falaise, the birth place of William the Conqueror, are within a short drive.

Condé-sur-Noireau, 1km from the property serves its 7,000 inhabitants with all schools for children up to the age of 18 years old, banks, supermarkets, a post office, Doctors, Cinema, Swimming pool and much more. The bus service provides travel to Caen and Flers.

A fifteen minute drive to the busy town of Flers, with it's many choices of restaurants, bars and shops along with a train station with trains that take you to Paris Montparnasse. It has all the medical facilities you might need along with a hospital with an A&E department. Along with a cinema, it has everything else you could want from a large town such as bowling, all the major retail outlets on the outskirts of the town, the château and the lake that surrounds it, a children's play area and arguably one of the best all you can eat Chinese Buffets in the local area. Like most of our Normandy towns, it is rich in history. In particular, the history of the castle of Flers, which was bought for the enjoyment of the local community in 1901 by the then Mairie, Julien Sales. And like many Normandy towns, Flers was the target of strategic bombing on 6 and 7 June 1944, aimed at reducing the advance of German reinforcements. Sadly, 80% of the town was destroyed. What remained of the town was liberated on 16 August by the British Army and the memorial to the division is at Pont de Vère, north of Flers. It has local buses and schooling from pre-school all the way through to Lycée. One Lycée in particular (Saint Thomas d'Aquin) has a cycling speciality, whereby the students compete and train for local and regional races and may become a Tour de France winner!

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THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Kitchen/Dining Room 6.82 x 5.45m Tomette flooring. Partly glazed double doors to north, partly glazed door to east and window to south elevations window has storage locker under). Granite fireplace with woodburner. Exposed beams. Range of matching base units including a large island unit. Solid wood worktops. Double sink with mixer tap. Space for American-style fridge/freezer. Built-in dishwasher. Space

for range style cooker with extractor over. Radiator.

Lounge 5.01 x 3.30m Partly glazed double doors to north elevation. Cupboard with shelving housing electrics. Stairs to first floor. Granite fireplace. Tomette flooring. Radiator.

Boot Room 2.92 x 1.92m Window and partly glazed door to south elevation. Built-in cupboards one with space and plumbing for washing machine, space for tumble drier above. Tomette flooring.

On the First Floor -

Landing Wood flooring. Buit-in cupboard.

Bathroom 2.81 x 1.54m Window to south elevation. Vanity unit. WC. Radiator. Hip bath with mixer tap/shower fitment and tiled surround. Electric radiator.

Bedroom 1 4.43 x 3.37m Wood flooring. Window to north elevation with stone surround. Recess with shelving. Radiator.

Bedroom 2 4.17 x 3.31m Window to south elevation. Wood flooring. Radiator.

Master Bedroom Suite 5.52 x 3.28m Window to north with stone surround. Wood flooring. Radiator.

Stairs to study. Door to:

En-Suite Bathroom 4.80 x 3.49m Twin vanity unit. Window to south and north with cupboards under. shower cubicle. WC. Bath with mixer tap. Heated electric towel rail. Radiator. Exposed beam.

Study (in the turret) 4.80 x 3.49m Window to north elevation. Wood flooring. Exposed stone walls. Radiator. Exposed beams. **Steps up to:**

Attic Room 5.69 x 5.32m Wood flooring. Exposed stone walls. Window to south elevation. Opening to:

Room 2 5.69 x 3.26m Window to north elevation. Wood flooring. Exposed stone wall. Hot water cylinder.

OUTSIDE :

A gravel drive leads to gravel **parking** and turning area.

Attached to the house is the **Boiler room** in the turret 4.65 x 2.94m Partly obscure glazed door and window to south elevation. Boiler. WC. Double stainless steel sink. Hot water cylinder.

There is a **Barn** Constructed of stone and block under and sale roof, divided into:

Open Fronted Car Port 6.44 x 5.43m Concrete floor. Power and light.

4 Attached Storage Sheds 2 north and 2 south approximately 3.00 x 2.80m each (1 used as a summer kitchen). outside tap.

Old Stone Bakery under a slate roof. Door and window to west and window to east elevations. Concrete floor. Fireplace.

Derelict Barn - part used as a **charming seating area** with concrete floor.

Small Outbuilding 5.03 x 3.52m Constructed of stone under a roof of synthetic slate.

Detached Stone Building (former dairy) 7.42 x 6.35m Concrete and brick floor. Access to loft over.

Attached Barn 6.59 x 3.28m Pedestrian door to front elevation and door to:

Open Fronted Tractor Shed 7.40 x 4.59m

Concrete hard-standing area.

Separate Detached 2-storey stone barn with slate roof:

Ground floor 10.17 x 6.43m Door and window to front elevation. External stairs to loft storage area over with 2 windows and door to front elevation.

Small Stone House (to renovate) 5.20 x 4.64m Window to west, window and door to north elevations.

2 small, registered lakes - the larger is 2,255m², source fed and stocked with carp.

Beautifully landscaped, biodiverse gardens with a multitude of flower and shrub borders. Various seating areas to take in the varied scenery created by the plants.

ADDITIONAL INFORMATION :

Mains water, electricity and telephone are connected. Fibre optic internet. Drainage is pumped from the septic tank into the mains drainage. Heating is provided by a new Viessmann oil boiler which is able to take bio fuel as well as regular heating oil. Double glazed, aluminium windows.

FINANCIAL DETAILS :

Taxes Foncières : 579 € per annum

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€530,000

Key Information

Internal Area:	142.65 sqm
Land Area:	1.77 ha

Location: Normandy



Gallery











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