

[Click to view MFH-NORF01883](#)

Countryside house for sale in Orne - VIRTUAL TOUR

Flers , Orne , Normandy



€261,500

inc. of agency fees

5 Beds 4 Baths 250 sqm 0.26 ha

Renovated farmhouse with spacious and versatile accommodation with half an acre garden This property is full of character features...

At a Glance

Reference	MFH-NORF01883	Near to	Flers	Price	€261,500
Bed	5	Bath	4	Hab.Space	250 sqm
Land	0.26 ha	Pool	No	Land Tax	N/A

Property Description

Renovated farmhouse with spacious and versatile accommodation with half an acre garden

This property is full of character features including exposed beams, stone walls and a granite fireplace. It is a comfortable family home and would lend itself to use as a B&B because of the versatility and layout of the

accommodation. The gardens surround the property and are well maintained.

The property is situated in the Orne area of Lower Normandy. The Town of Flers is just 15 minutes' drive and has all amenities, bars, restaurants, shops, supermarkets and a hospital. The train station has regular trains to Paris taking an average of 2 hours and 30 minutes. The ferry port at Caen-Ouistreham is about 1 hour 20 minutes drive away, Cherbourg 2 hours and Calais 4 hours and 15 minutes.

here

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Hall Tiled floor. Stairs to first floor. Exposed beams. Stained glass window and partly glazed door to front elevation. Radiator.

Cloakroom Tiled floor. WC. Pedestal basin. Part wood panelled walls.

Lounge 6.20 x 5.72m 2 windows to front and window to rear elevations. 2 radiators. Partly tiled floor. Granite fireplace. Exposed stone wall. Built-in shelves. Exposed beams.

Kitchen/Breakfast Room 4.53 x 3.46m Window and partly glazed door to rear garden. Range of matching base and wall units including display unit. Ceramic butler sink with mixer tap. Worktops and tiled splashback. Space for range style cooker with extractor hood over. Radiator. Tiled floor. Plmet Pelmet lighting. Electric radiator.

Utility Area 2.58 x 1.84m Stained glass window to rear elevation. Worktop. Space and plumbing for washing machine and dishwasher. Space for under-counter fridge. Radiator. Sae for upright fridge and freezer. Exposed beams.

Dining Room 5.63 x 5.40m 2 windows to rear and window to front elevations. 2 radiators. Partly tiled floor. Exposed stone wall and beams.

On the First Floor -

Landing 2 windows to rear elevation. Stairs to second floor. Radiator.

Master Bedroom 5.98 x 5.48m 2 windows to rear and window to front elevations. 2 radiators. Exposed stone chimney breast. Wood flooring. Exposed beams and "A" frame. Stairs up to:

En-suite bathroom 2.89 x 2.08m Vanity basin. WC. Large shower. Cast iron claw foot bath with mixer tap. Sloping ceiling. Exposed beams.

Bedroom 2 4.24 x 4.22m Window to front elevation. Exposed stone wall. Radiator. Exposed beams.
Door to:

En-suite Shower Room Tiled floor and partly tiled walls. WC. Shower. Pedestal basin. Exposed beam.

Bedroom 3 4.59 x 3.40m (max) 2 windows to front elevation. Radiator. Exposed beam. Door to:

En-suite Shower Room Exposed beam. Tiled floor and partly tiled walls. WC. Hand basin. Shower.

Lounge 5.80 x 5.32m Door to external stairs and 2 windows to front and door and window to rear elevations. 2 radiators. Exposed beams and stone wall. Granite fireplace. Wood flooring. Cupboard housing electrics.

On the Second Floor -

Landing Sloping ceiling. Built-in cupboard housing hot water cylinder.

Bedroom 4 3.92 x 2.82m Velux window to rear elevation. Radiator. Sloping ceiling. Exposed beams.

Bathroom 3.20 x 1.52m Bath with tiled surround, mixer tap/shower fitment and screen. Sloping ceiling. Exposed beams. WC. Pedestal basin.

Bedroom 5 5.14 x 3.64m Eaves storage. Exposed "A" frame. Radiator. Velux window to front and rear elevations.

OUTSIDE :

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

The **front garden** is laid to lawn with mature hedges and flower borders. The **rear garden** is laid to lawn with mature trees and hedges. **Brick paviour terrace. Chicken coop and vegetable garden.**

Garden shed. Timber **garage** used for storage.

Attached Cave 6.10 x 3.60m 3 storeys. Pedestrian door to front elevation.

Attached Boiler Room/Workshop 5.86 x 2.34m Pedestrian door to front and rear elevations. Boiler and oil storage tank.

ADDITIONAL INFORMATION :

Mains water, electricity, telephone and broadband connected. Fibre optic believed to be imminent. Drainage

is to an all water septic tank. Heating is provided by oil fuelled radiators and hot water by an electric water tank. Double glazed wooden windows.

FINANCIAL DETAILS :

Taxes Foncières : 750€ per annum

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	4
Price	€261,500

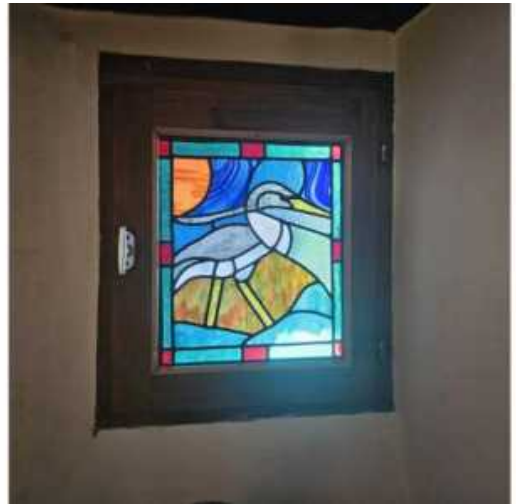
Key Information

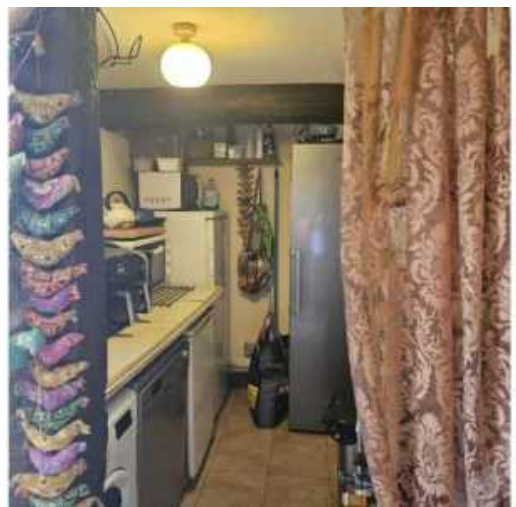
Internal Area:	250 sqm
Land Area:	0.26 ha

Location: Normandy

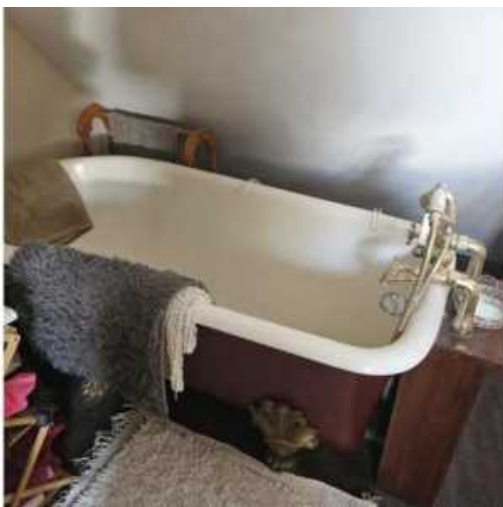


Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates