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Countryside house for sale in Orne - VIRTUAL TOUR

Lonlay l'Abbaye , Orne , Normandy



€370,000

inc. of agency fees

5 Beds 2 Baths 210 sqm 0.42 ha

Detached stone house with turret and numerous outbuildings sitting in just over an acre of well maintained gardens The original part...

At a Glance

Reference	MFH-NORF01925	Near to	Lonlay l'Abbaye	Price	€370,000
Bed	5	Bath	2	Hab.Space	210 sqm
Land	0.42 ha	Pool	No	Land Tax	N/A

Property Description

Detached stone house with turret and numerous outbuildings sitting in just over an acre of well maintained gardens

The original part of this property is believed to have been built in 1825 and subsequently extended. The

present owners have continued to improve the property and build the turret over the last 34 years. In the turret there is a wine cellar with two rooms above and access to the attached utility room. There are numerous useful outbuildings for storage, a workshop, a potting shed and fruit store. It is situated just under 4kms from a pretty village in the heart of the Normandy Bocage where the River Egrenne runs through. There is a small supermarket, butchers, bakery, bar tabac, restaurant, bank, petrol station, hairdresser, biscuit factory, mechanics and various associations. There is also a doctor, physiotherapist, nurses, dentist, a hypnotherapist and a pharmacy. For families with children there is a Nursery, infant and primary schools. Colleges are a little further afield - 12 km to Domfront and 15 km to Tinchebray.

This property is in the Orne region of Normandy near the Calvados border and is surrounded by wooded hills and valleys that form part of the Normandie-Maine Regional National Park, an area of natural beauty that extends to some 257 000 hectares. The rugged Brittany/Normandy coastline is just over an hour's drive away and there are several lakes with beaches within half an hour by car. Historical Domfront, with its medieval port on top of a cliff, is only 10 km away whilst Bagnoles-de-l'Orne, with its spa centre, casino, lake and sports centre, is also within easy reach (28 km). The UNESCO heritage site of Mont St Michel is 75 km from the property. It is 74 km from Alençon, the department capital and 225 km from Paris. Flers is 18 km distant with hospital and all other amenities and Vire is 30 km away. There is a train station (Paris to Granville) 15 minutes away. The TGV at Laval is 82km away. The closest ferry port is at Caen Ouistreham (1 hour 15 minutes) and the channel tunnel at Calais is about 4 1/2 hours by car.

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THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Entrance Porch 2.27 x .59m Tiled floor. Windows to south, east and west elevations. Door to south elevation.

Kitchen/Dining Room 6.83 x 5.60m Old Chateau (pare feuille) flooring. Door and window to south elevation. Granite fireplace with open hearth. Stone recess. Exposed beams. 3 radiators. Oak kitchen with range of built-in units. Large sink with mixer tap. Built-in oven. Recess for microwave. Induction hob with extractor over. Worktops. Space and plumbing for dishwasher. Built-in fridge. Cupboard with space for TV. Breakfast bar. Cupboard housing electrics. Wine rack.

Lounge 5.65 x 5.52m Exposed beams. Stone floor (pare feuille) floor. Radiator. Sliding patio doors to south elevation and decking. Built-in cupboards. Door to:

Wine Store (in turret) 3.18 x 3.17m Gravel floor. **Door to garage.** Fuseboard. **Stairs to 2 rooms over.**

Bathroom 5.44 x 4.61m Tiled floor. Stone walls. Radiator. Vanity basin. Large shower. Sunken bath. Hand basin. **Sauna for 3 people.** Heated towel rail. 2 Velux skylights. WC. Urinal.

On the First Floor -

Mezzanine Library/Study Area 6.71 x 3.36m (min) Laminate flooring. Radiator. Exposed beams. Window to front elevation. **Stairs to second floor.**

Bedroom 1 3.62 x 3.45m Laminate flooring. Window to front elevation. Radiator. Exposed beam.

Shower Room 2.55 x 1.98m Vanity basin. Shower. WC. Inset spotlights. Heated towel rail. Shelving.

Bedroom 2 5.00 x 3.63m Laminate flooring. Window to front elevation. Radiator. Built-in wardrobes.

Library/Bedroom 3 3.65 x 2.00m Laminate flooring. Window to east elevation. Radiator.

On the Second Floor -

Master Bedroom Suite 12.76 x 2.15m Exposed "A" frame. 2 Velux windows to south and 1 to north elevations. Built-in eaves storage cupboards. 2 radiators. Sloping ceiling.

Cloakroom Pedestal basin. Velux window to rear elevation. Radiator. WC. Sloping ceiling. Exposed stone wall.

Dressing Room/Bedroom 5 Exposed stone wall. Window to west elevation. Radiator. Sloping ceiling. Exposed beams. Eaves storage cupboard.

OUTSIDE :

Electric double aluminum gates lead to a tarmac drive.

Semi-Detached Barn 6.21 x 5.90m Constructed of stone under a tiled roof. Double wooden doors to south elevation. Concrete floor. Mezzanine storage area. **Small Lean-to.**

Detached Old Bakery 4.85 x 3.86m Constructed of stone under a Fibro-cement roof. Cider press. Electrics.

Old cider press.

2-car Carport 6.02 x 3.86m Brick pavior floor. Drop-down ladder to loft storage area.

Attached open fronted log store.

Separate Detached Building 7.19 x 4.24m **(Used as a workshop)** Constructed of stone under a tiled roof. Wooden double doors to front elevation. Concrete floor. Power and light. Old fireplace.

Attached to the house is a **potting shed and fruit store.**

Attached Garage 5.98 x 570m Double wooden doors to front elevation. Concrete floor. Boiler. Hot water cylinder. Storage area for pellets.

Mature garden with post and rail and sheep fencing, and is mainly laid to lawn with various fruit trees including cherry, plum, apple, and Mirabelle. Vine. Rhodendrons. Outside tap. **Decking area.** Well. BBQ. **Various outbuildings.**

Timber Garden Shed with lean-to.

On the opposite side of the lane is a further area of garden. Parking for 2 cars.

Stone Building with sheet metal roof 3.53 x 2.95m Pedestrian door to east and west elevations. Power and light. Cellar.

ADDITIONAL INFORMATION :

Mains water, telephone and electricity are connected. Broadband available and fibre optic imminent. Drainage to an all water septic tank. Well water available but new pump required. Heating to individual radiators via a wood pellet boiler. Hot water via an electric cylinder tank.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 1,433€ per annum

Taxe d'habitation : € per annum

Asking price : 370,000€ including Agency fees of 20,000€. In addition the purchaser will need to pay the Notaire's fees of 26,000€

Please note : All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

Estimated annual energy costs of the dwelling between 3 430€ and 4 700€ per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

Property Ref : SIF – 001925

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€370,000

Key Information

Internal Area:	210 sqm
Land Area:	0.42 ha

Location: Normandy



Gallery











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C. BAUER – Sunday Times

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