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## House for sale in Orne - VIRTUAL TOUR

Domfront-en-Poiraise , Orne , Normandy



**€139,500**

inc. of agency fees

2 Beds    1 Baths    67 sqm    0.12 ha

Pretty renovated cottage with garden and barn This lovely property is in a quiet hamlet with 2 other houses, at the end of a lane,...

### At a Glance

<b>Reference</b>	MFH-NORF01949	<b>Near to</b>	Domfront-en-Poiraise	<b>Price</b>	€139,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	67 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

#### Pretty renovated cottage with garden and barn

This lovely property is in a quiet hamlet with 2 other houses, at the end of a lane, and surrounded by farm land. The current owners have had the roof completely replaced in 2024, the woodburner installed and the electrics in the Garden Room, Lounge and Kitchen upgraded. The property is in good condition throughout and ready to move into. There is an easy to maintain garden to the south side of the property which is fully

enclosed for dogs. The detached barn previously had planning to convert into a gîte and a septic tank is already in situ. It is currently used for storage and a gym.

The property is found in Orne in the Normandy region of France. The UNESCO heritage site of Mont St Michel is about 82 km away. Local shopping facilities are in the village including a bakery, butchers, hairdressers, bar/tabac, post office and an infant school. There is a school bus which stops near the house and goes to Flers and Domfront. The house is near a lovely village, between Domfront and Bagnoles De L'Orne. It is located on the edge of La Foret D'Andaines. More extensive facilities can be found in the medieval town of Domfront (12 km) and in the tourist town of Bagnoles de l'Orne (11 km). It is 60 km from the department capital, Alençon. The nearest ferry port is at Caen Ouistreham which is about 1 hour's drive.

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## **THE ACCOMMODATION COMPRISES :**

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

**Entrance hall/StudyArea** 6.12 x 1.73m (max) Partly glazed "stable" door and 3 windows to rear and window to east elevation. Laminate flooring. Built-in storage cupboard with hot water cylinder and adjoining space and plumbing for washing machine. Part exposed stone wall. Part wood panelled walls. Hatch to loft.

**Lounge/Dining Room** 6.37 x 4.45m Window and partly glazed door to front and window to rear elevations. Stairs to first floor. Exposed beams. Granite fireplace with woodburner (flued). Tiled floor. Exposed stone walls. Electric radiator.

**Kitchen** 2.86 x 2.42m Window to west and Velux window to south elevations. Range of matching base and wall units including display unit. Worktops and tiled splashback. Sink with mixer tap. Space for under-counter fridge/freezer. Built-in oven and 3-ring Bosch induction hob with extractor fan over.

**Bathroom** 2.34 x 2.31m Window to south elevation. Bath with mixer tap/shower fitment and partly tiled surround. Exposed beam. Extractor. Laminate flooring. Shower. WC. Vanity basin. Heating thermostat for heated towel rail.

**Bedroom 1** 4.07 x 3.96m Window to south and west and 2 windows to north elevations. Laminate flooring. Electric radiator.

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

**Bedroom 2** 5.95 x 1.24m Sloping ceiling. Exposed "A" frame (low). Window to north elevation. Wood flooring. Toilet. Exposed stone wall.

## **OUTSIDE :**

The property is approached from the road on to a gravel drive with parking and a turning area. Outside tap. Well.

**The front garden** is fully enclosed for dogs, with a pedestrian gate to the side and rear gardens. Decking area with timber chalet. Patio. Garden tap.

**Garden Room** 4.84 x 3.65m Glazed double doors and 2 windows to west elevation. Wood flooring. Power and light.

**Detached Barn** 6.12 x 3.82m Constructed of stone, cob and wood under a tiled roof. Window to south and north and doors to east elevations. **Separate Room** 4.61 x 3.82m Used as a gym. Pedestrian door and window to south and west elevation. Power and light.

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Heating is provided via electric radiators and a woodburner. There is an electric cylinder tank for hot water. Double glazed windows. Broadband Internet connection (fibre optic due to be connected 27th February).

## **FINANCIAL DETAILS :**

Taxes Foncières : 750€ per annum

Taxe d'habitation : € per annum

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fee of 10,900€

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 approximately € 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 30/01/2023 )

**Property Ref : SIF – 001949**

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€139,500

## Key Information

Internal Area:	67 sqm
Land Area:	0.12 ha

## Location: Normandy



## Gallery













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**C. BAUER – Sunday Times**

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