

[Click to view MFH-NORF01960](#)

## Townhouse for sale in Orne - VIRTUAL TOUR

Flers , Orne , Normandy



# €245,000

inc. of agency fees

5 Beds   2 Baths   180 sqm   0.18 ha

Updated 5 bedroom detached house with basement and building plot in the garden The property has been updated to include 2 large bedrooms...

### At a Glance

<b>Reference</b>	MFH-NORF01960	<b>Near to</b>	Flers	<b>Price</b>	€245,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	180 sqm
<b>Land</b>	0.18 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Updated 5 bedroom detached house with basement and building plot in the garden

The property has been updated to include 2 large bedrooms and a shower room on the first floor, a heat source pump with back up oil fired central heating, a recent kitchen , updated electrics, double glazed pvc

windows with electric shutters on the ground floor. The roof was updated about 10 years ago. In the garden there is a potential building plot (with outline planning consent).

The property is conveniently situated on the edge of the town of Flers in the Orne Department of Normandy. Flers is the nearest major commercial and shopping centre with several large supermarkets plus a street & covered market twice weekly for local produce. There is a swimming pool, bowling alley, wine cellar and a variety of good restaurants. There is a mainline train service to Paris (2.9 km) from the property. The golf course at La-Selle-la-Forge is easily accessible. The nearest beach is on the west coast at Granville (78 km). There is easy access to the ferry port (approx. 56 km) at Caen Ouistreham and the airport at Caen-Carpiquet (46 km).

here

## **THE ACCOMMODATION COMPRISES :**

### **On the Ground Floor:**

#### **Steps up to:**

**Entrance Hall** Partly glazed front door. **Marble floor.** Stairs to first floor. Built-in wardrobe. Radiator.

#### **Opening to:**

**Lounge/Dining Room** 6.47 x 3.85m **Marble floor.** 2 radiators. Blocked-up chimney/fireplace. 2 pairs of sliding patio doors opening onto **south-facing balcony.** Window to west elevation.

**Kitchen/Breakfast Room** 5.12 x 3.45m (max) Range of matching base and wall units. Window to north and west elevations. Radiator. Tiled floor. Worktops with tiled splashback. Built-in oven. Space for built-in microwave. Built-in dishwasher. Double stainless steel sink with mixer tap. 4-ring induction hob with extractor over. Door to stairs to basement. Broom cupboard or space for built-in fridge/freezer.

**Cloakroom Suspended WC.** Half tiled walls. Tiled floor. Extractor.

**Shower Room** 3.36 x 2.11m Window to north elevation. Radiator. Extractor. Inset spotlights. Fully tiled. Twin vanity unit. Large shower. Heated towel rail. Recess with space and plumbing for washing machine and space for tumble dryer.

**Bedroom 1** 3.96 x 3.50m Window to rear elevation. Radiator. Wood flooring.

**Bedroom 2** 4.11 x 3.46m Window to front elevation. Radiator. Wood flooring.

**Bedroom 3** 4.11 x 2.27m Window to front elevation. Radiator. Wood flooring.

## **On the First Floor:**

**Landing,** Laminate flooring. Velux window to south elevation. Radiator. Hatch to loft with retractable ladder. Central heating thermostat.

**Storage Room** 4.55 x 2.80m Laminate flooring. Sloping ceiling.

**Bedroom 4** 6.82 x 4.08m Velux window to south and north and window to east elevations. Laminate flooring. 2 radiators. Sloping ceiling.

**Cloakroom** Laminate flooring. Velux window to south elevation. Suspended WC. Vanity unit. Extractor.

**Shower Room** 2.91 x 2.37m Velux window to front elevation. Heated towel rail. Tin vanity unit. Sloping ceiling. Laminate flooring. Extractor.

**Bedroom 5** 4.16 x 3.50m (max) Velux window to south elevation. Partly glazed double doors to "Juliette" balcony. Radiator. Sloping ceiling.

## **In the Basement:**

**Lobby** Stairs to kitchen. Electric meter.

**Storage Room** 5.99 x 3.30m Tiled floor. Exposed stone wall. Window to rear elevation.

**Garage** 8.91 x 3.98m Sliding wooden doors to south and window to north elevations. Concrete floor.

**Boiler Room** 3.52 x 2.12m

**Games/Party Room** 6.20 x 5.30m Partly glazed double doors and 2 windows to south and window to west elevations. Clay tiled floor. Radiator. Exposed stone walls.

Granite fireplace with raised open hearth. Recess with ceramic sink with mixer tap.

**Separate Garage** 7.23 x 4.11m Constructed of block with electric up and over door/pedestrian door. Concrete floor.

**2nd Garage/Store Room** 4.71 x 3.88m PVC ukp and over door.

## **OUTSIDE:**

**2 pairs of double gates** - 1 to the garage in the basement and the other to a gravel drive.

**The garden** is laid to lawn and is fully enclosed for dogs. **It is well stocked with a variety of fruit trees** including pear, apple, cherry, kiwi, and plum. Fruit bushes include raspberries, blackberries and gooseberries. **Vegetable garden.** Mature trees and shrubs.

#### **ADDITIONAL INFORMATION :**

Mains drainage, water, telephone and electricity are connected. Fibre optic internet available (not currently connected). Heating is provided by a heat source pump and back up oil fired central heating. Double glazed pvc windows with electric roller shutters on the ground floor.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1,350€ per annum

Taxe d'habitation : € per annum

**Asking price : 245,000€ including Agency fees of 15,000€. In addition the buyer will pay the Notaire's fee of 17,800€**

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 2 230€ and 3 060€ 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): 20/02/2025 )

**SIF – 001960**

## Summary

Property type:	Town house
Bedrooms:	5
Bathrooms	2
Price	€245,000

## Key Information

Internal Area:	180 sqm
Land Area:	0.18 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