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## Countryside house for sale in Orne - VIRTUAL TOUR

Passais Villages , Orne , Normandy



**€365,000**

inc. of agency fees

4 Beds    3 Baths    187 sqm    2.5 ha

Maison de Maître style stone house  
with over 6 acres and outbuildings  
The house was built in about 1750  
and has been completely renovated...

### At a Glance

Reference	MFH-NORF01981	Near to	Passais Villages	Price	€365,000
Bed	4	Bath	3	Hab.Space	187 sqm
Land	2.5 ha	Pool	No	Land Tax	N/A

### Property Description

Maison de Maître style stone house with over 6 acres and outbuildings

The house was built in about 1750 and has been completely renovated to offer attractive, light living accommodation with high ceilings on 2 floors with a ground floor annexe. It is situated at the end of a no

through road , within a 5 minute walk of a pretty village with amenities.

The property is near the village of St Fraimbault which has a local bar, restaurant, boulangerie and small supermarket. The village lake has a café and boating activities. Within 15 minutes drive is the medieval town of Domfront with its many shops, supermarkets along with local restaurants and historical points of interests. La Ferte Macé, 15 mins away, has its own man-made beach and all amenities, as does Gorrion (12 km) with hypermarket and all other facilities. The closest natural beach is in the Baie of Mont Saint Michel (approx. 80 km). The property can be easily accessed the ferry port at Caen Ouistreham is about 1 1/2 hours drive. Calais is about a 5 hour drive. The TGV train can be reached at Laval which is about 60 km.

here

## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

#### **Canopy**

**Entrance Hall** Double doors to front and partly glazed door to rear elevations. Stairs to first floor and stairs to basement. Radiator.

**Lounge** 5.71 x 5.55m Window to front and rear elevations. 2 radiators. Tiled floor. Exposed beams and stone wall. Fireplace with raised hearth and woodburner. Central heating thermostat.

**Cloakroom** Obscure glazed window to rear elevation. WC. Heated towel rail. Vanity unit.

**Kitchen/Dining Room** 5.58 x 4.21m Window to front and rear elevations. Built-in "Normandy wedding cupboard". Clay tiled floor. Cupboard housing electrics. Range of matching base and wall units. Radiator. Exposed beams. Granite fireplace with Rayburn-style cooker with double oven. Sinks with mixer tap. Built-in dishwasher. 4-ring gas hob with extractor over. Solid wood worktops with tiled splashback. Built-in fridge, oven and microwave.

**Boot Room** 4.82 x 2.19m Partly glazed door to front elevation. Hot water cylinder. Laminate flooring. Base and wall unit. Space for American-style fridge/freezer.

**Utility Room** 3.54 x 2.17m Door to rear garden. Range of matching base and wall units with worktops and tiled splashback over. Window to east elevation. Stainless steel sink with mixer tap. Space and plumbing for washing machine and space for tumble dryer. Exposed stone wall.

**Study** 3.56 x 2.04m Window to north and west elevations.

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

**Landing** Wood flooring. Radiator. Window to front elevation. Built-in cupboard with shelving.

**Bedroom 1** 5.65 x 5.27m Window to front and west elevations. 2 radiators. Wood flooring. Ornamental fireplace. Door to:

**En-Suite Bathroom** Window to rear elevation. Vanity basin with mirror and light over. WC. Wood flooring. Extractor fan. Shower. Slipper bath with mixer tap. Heated towel rail.

**Bedroom 2** 5.16 x 3.00m Window to south and east elevations. Wood flooring. Radiator. Electric imitation woodburner.

**Shower Room** 2.46 x 2.38m Window to rear elevation. WC. Shower. Wood flooring. Radiator. Vanity basin. Exposed beam.

**Bedroom 3** 4.15 x 2.46m Window to rear elevation. Radiator. Wood flooring. Hatch to loft.

**In the Basement :**

**Wine Cellar** 4.03 x 3.72m Gravel floor. Well water cylinder.

**THE ACCOMMODATION IN THE ANNEXE COMPRISES :**

**Lounge** 4.84 x 2.48m Fireplace (not in use) Tiled floor. Wood flooring. Electric radiator.

**Inner Hall** Window to rear elevation. Tiled floor.

**Bedroom 1** 4.21 x 3.68m Glazed double doors to west and window to south elevation. Electric radiator. Door to:

**En-Suite Shower Room** 2.25 x 1.62m Extractor fan. WC. Vanity basin. Shower.

**OUTSIDE :**

Attached to the house is a **Tandem Garage** 8.99 x 4.34m Double wooden doors to east and pedestrian door to south elevations. Steps to first-floor loft over. Wall-mounted gas-fired boiler providing the central heating. Concrete floor. Power and light.

There is an enclosed garden to the front of the house with brick pavior path. Double gates to east and pedestrian gate to the south elevations. The garden is laid to lawn with flower and shrub borders and is fully fenced. Outside sink. Covered porch with butler sink leading to the boot room.

Large Field. Various paddocks fenced for donkeys and sheep - 2 with field shelters.

**Shed** 3.46 x 2.53m Concrete floor. Pedestrian door to south elevation.

**Open-Fronted Barn** 8.61 x 6.08m Constructed of timber under a corrugated iron roof. Attached old

**Stables (used as a workshop)** 6.31 x 3.94m Concrete floor. Double wooden doors to front elevation.

Power and light. 2 small attached **stables** 4.35 x 3.51m 2 doors to front elevation. Concrete floor.

Attached **Stable** to the rear 3.57 x 2.85m Concrete floor. Light connected. **Part open-sided barn** 8.70 x 2.61m (used as stable and hay store). Open-fronted **log store** 3.34 x 3.13m

Vegetable garden. **Chicken coop.** 3.69 x 2.57m

Garden to the rear of the property with covered seating area and patio. Cherry, Apple, Pear, Damson, Mirabelle, Fig and Chestnut trees.

### **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Gas fired central heating and woodburner. Double glazed windows with electric shutters. Drainage is to an all water septic tank installed in 2015.

### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 1,500€ per annum

Taxe d'habitation : Means tested

Asking price : 365,000€ including Agency fees of 20,000€ In addition the buyer will need to pay the Notaire's fee of 25,700€

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 2 905€ and 3 931€**

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 - 001981

### Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	3
Price	€365,000

### Key Information

Internal Area:	187 sqm
Land Area:	2.5 ha

### Location: Normandy



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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.

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