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## Townhouse for sale in Orne - VIRTUAL TOUR

Domfront , Orne , Normandy



**€340,000**

inc. of agency fees

5 Beds      200 sqm      3.81 ha

Beautiful Presbytery with 9.5 acres in a village with amenities This stunning property has been renovated and insulated and offers...

### At a Glance

<b>Reference</b>	MFH-NORF01784	<b>Near to</b>	Domfront	<b>Price</b>	€340,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	200 sqm
<b>Land</b>	3.81 ha			<b>Land Tax</b>	N/A

### Property Description

Beautiful Presbytery with 9.5 acres in a village with amenities

This stunning property has been renovated and insulated and offers spacious family accommodation and the potential to create additional bedrooms in the loft space. There is a ground floor bedroom with en-suite

shower room. Unusually for a small town centre property there is 9.5 acres of adjacent land. The property was re-wired in 2008 and as part of the renovation project it had new bathrooms, windows and central heating system. The owners have, in the past, used the four 1st floor bedrooms for B&B at about 75€ per night.

The property is situated in the Orne department of Basse Normandie in the north west of France. It is in a small village with an Infant School, Bakery/Grocery shop, Hairdresser, a Restaurant (due to re-open soon) and a regular bus service. The nearest major town with all amenities, including a mainline train station with direct access to Paris is at Flers which is 15 km away. Closer to home is the Medieval town of Domfront which caters to all every day needs, including doctor's surgery, pharmacies, schools, shops, bars and restaurants. The renowned Spa town of Bagnoles de l'Orne is 15 km from the property.

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## **THE ACCOMMODATION COMPRISES**

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

**Entrance Hall** 8.11 x 2.37m Partly glazed double doors with windows over to front elevation. Brick tiled floor. Radiator. Stairs to first floor. Cupboard housing electrics. Door to stairs to basement. Coving.

**Store Room** 2.38 x 1.34m Window with cupboard under to rear elevation. Brick tiled floor. Radiator. Shelving.

**Breakfast Room** 4.73 x 3.44m Window to front elevation. Radiator. Cupboard with shelving. Fireplace with woodburner.

**Kitchen** 2.70 x 2.33m Glazed door to north elevation. Range of matching base and wall units. Worktops and tiled splashback. Space for range style cooker with extractor over. Space and plumbing for dishwasher. Sinks with mixer tap. Radiator.

**Bedroom 1** 4.77 x 3.34m Window to west elevation. Marble fireplace. Built-in cupboards. Radiator. Door to:

**En-Suite Bathroom** 2.64 x 2.18m Bath with mixer tap. Fully tiled walls. WC. Corner shower with jets. Extractor. Pedestal basin.

**Dining Room** 4.67 x 3.54m Window to front elevation. Coving. Radiator. Central heating thermostat.

**Lounge** 6.06 x 4.64m Wood flooring. Window. 2 radiators. Coving. Built-in shelving.

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

**Landing** Wood flooring. Stairs to second floor.

**Bedroom 2** 4.69 x 3.48m Window to west elevation. Radiator. Built-in cupboards. Ornamental marble fireplace. Door to:

**En-Suite Shower Room** 2.20 x 1.29m Pedestal basin. Shower. WC. Extractor.

**Bedroom 3** 4.95 x 4.74m Wood flooring. Radiator. Built-in cupboard. Telephone socket.

**Bathroom** 3.62 x 2.35m Wood flooring. Window to front elevation. WC. Pedestal basin. Radiator. Bath with mixer tap/shower fitment, screen and tiled surround. Extractor.

**Bedroom 4** 4.95 x 4.68m Built-in cupboard. Window to front elevation. Wood flooring. Radiator. Telephone socket.

**Bedroom 5** 4.74 x .52m Window to rear elevation. Wood flooring. Radiator. Built-in cupboard. Telephone socket. Door to landing area. Door to:

**En-Suite Shower Room** 2.52 x 1.29m Window. Pedestal basin. Partly tiled walls. Wood flooring. Radiator. Extractor. Corner shower with jets.

#### **On the Second Floor -**

**Insulated Loft Space** 12.8 x 8.90m 2 Skylights to front, window to rear and both gable ends elevation.

#### **In the Basement -**

**Boiler room** 6.08 x 4.73m Space and plumbing for washing machine. Boiler. Hot water cylinder. Oil storage tank. Double doors to rear elevation.

**Wine Cellar** 4.73 x 3.37m

**Store Room** 6.05 x 4.68m Double doors to front elevation.

**Cave/Wine Cellar** 4.72 x 3.33m

#### **OUTSIDE :**

Double metal gates lead to gravel parking and turning area. Gravel patio. Outside tap. Mature garden laid to lawn with shrubs and trees. Paddocks.

**Garage** 5.24 x 4.94m Constructed of stone under a slate roof. Double wooden doors to front elevation. Earth

floor.

**2 Stone Stables** 4.11 x 4.02m and 4.02 x 3.10m

**Open fronted shed.**

Paddocks.

**ADDITIONAL INFORMATION :**

Mains water and drainage. Mains electricity supply. Telephone and broadband internet connection available. Oil fired central heating system to radiators. Electric hot water cylinder. Double glazed, pvc windows.

**FINANCIAL DETAILS :**

Taxes Foncières : Approx. 2,000€ per annum

## Summary

Property type:	Countryside house
Bedrooms:	5
Price	€340,000

## Key Information

Internal Area:	200 sqm
Land Area:	3.81 ha

## Location: Normandy



## Gallery













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