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## Countryside house for sale in Orne - VIRTUAL TOUR

Domfront , Orne , Normandy



# €340,000

inc. of agency fees

4 Beds      142.31 sqm      0.18 ha

Renovated mill with versatile accommodation This delightful property has been completely renovated and extended in 2000. It offers...

### At a Glance

**Reference** MFH-NORF01751  
**Bed** 4  
**Land** 0.18 ha

**Near to** Domfront  
**Pool** No

**Price** €340,000  
**Hab.Space** 142.31 sqm  
**Land Tax** N/A

### Property Description

Renovated mill with versatile accommodation

This delightful property has been completely renovated and extended in 2000. It offers spacious and versatile accommodation over 3 floors and each elevation of the property has its own style and character. It

benefits from plenty of exposed beams and stone, double glazed windows with shutters and it was re-wired in 2000. There is the possibility of creating a self-contained annexe or Air B&B room. There are plenty of barns including 2 car ports arranged around a tarmac courtyard.

The house is situated in the Orne department of Basse Normandie in the north west of France. The area is within the Normandy National Parks region and is near a village with pretty with a hairdresser, bar, bakery and small shop (approx. 4.5km). The nearest major town with all amenities, including a mainline train station with direct access to Paris is at Flers which is 10 km away or the Medieval town of Domfront (about 11 km) 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 about a 30 minute drive from the property with lake, restaurants, and 9-hole Golf Course. The property is 96 km away from the ferry port at Caen Ouistreham, the closest port, and just over 4 hours' drive from Calais.

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## **THE ACCOMMODATION COMPRISES**

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

**Lounge** 7.80 x 4.32m Arched window and partly glazed door to rear, window to east and sliding patio doors and window to south elevations. Laminate flooring. Exposed stone wall. Stairs to first floor. Radiator. Camera and control for electric entrance gate.

**Kitchen/Dining Room** 6.47 x 5.34m Granite open fireplace with raised hearth. Tiled floor. Exposed beams. Radiator. Two Windows to south and window to east elevations. Range of matching base oak units. Sink with mixer tap. Worktops and tiled splashback. Built-in oven and induction hob with extractor hood over. Space for free standing fridge/freezer. Built-in dishwasher. Stairs to first floor. Cupboard housing electrics.

**Utility Room** 4.23 x 2.55m Built-in cupboards. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Radiator. Partly glazed door and window to west elevation.

### **On the First Floor (via stairs from kitchen) -**

**Landing Hatch** to loft. Glazed double doors to courtyard.

**Bedroom 1** 4.37 x 2.49m Window to east elevation. Radiator. Laminate flooring. Built-in wardrobe.

**Bathroom** 2.83 x 1.96m Partly tiled walls. Tiled floor. Bath with mixer tap/shower fitment and screen. Heated towel rail. WC. Vanity unit. Built-in oak shelves. Velux window to west with electric rain sensor.

**Bedroom 2** 3.57 x 3/35m Window to east elevation. Laminate flooring. Built-in wardrobe. Radiator.

## **On the First Floor (via stairs from Lounge) -**

**Landing** Wood flooring. Velux window to south elevation.

**Cloakroom** Tiled floor. WC.

**Bedroom 3** 4.37 x 4.06m Laminate flooring. Glazed double doors to covered balcony. Radiator. Large walk-in shower. Built-in wardrobes. Vanity unit.

**Study/Bedroom 4** 4.38 x 3.08m 2 windows with electric shutters. Radiator. Built-in shelves. Door to exterior. Ladder to:

## **Second Floor -**

**Bedroom 5** Built-in wardrobes. Sloping ceiling.

## **OUTSIDE :**

Tarmac **courtyard** with pedestrian gate.

Small stone **outbuilding** with tiled roof (used as garden shed).

The **garden** is laid to lawn with mature shrubs and trees.

Electric **gate** giving access to tarmac courtyard.

Double **Car Port** 5.88 x 4.98m Oil storage tank.

Stone **Outbuilding** 8.75 x 5.80m Corrugated iron roof. Concrete floor. Sliding wooden door with pedestrian door to front elevation. **Mezzanine**.

Attached **Store Room**

Attached **Boiler Room** 4.64 x 3.47m

**Lean-to Car Port** to the rear.

**Two Stables:** 1 Stable 4.36 x 2.87m and 1 stable 2.80 x 1.97m

**Chicken run.**

## **ADDITIONAL INFORMATION :**

Mains water, telephone and electricity are connected. Drainage to an all water septic tank, confirmed to be up to date in 2000. Oil fired central heating also providing the hot water and open fire. Double glazed, PVC windows with shutters except for the patio doors. Broadband internet connection - fibre optic will be set up in the village soon.

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1300€ per annum

Taxe d'habitation : € per annum

**Asking price : 340,000€ including Agency fees of 20,000€. In addition the buyer will pay the Notaire's fee of 24,000€**

**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 1230€ and 1720€ 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

SIF – 001751

## Summary

|                |                   |
|----------------|-------------------|
| Property type: | Countryside house |
| Bedrooms:      | 4                 |
| Price          | €340,000          |

## Key Information

|                |            |
|----------------|------------|
| Internal Area: | 142.31 sqm |
| Land Area:     | 0.18 ha    |

## Location: Normandy



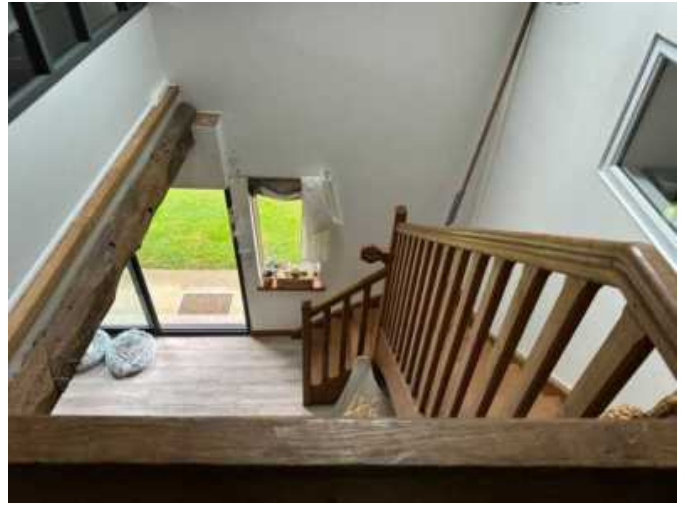
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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

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**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.

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