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Farmhouse for sale in Orne - VIRTUAL TOUR

Domfront , Orne , Normandy



€108,000

inc. of agency fees

1 Beds 49 sqm 0.58 ha

Old Farmhouse with renovated gîte and attached cottage, outbuildings and paddock The gîte has been beautifully renovated between 2015-2016...

At a Glance

Reference	MFH-NORF01793	Near to	Domfront	Price	€108,000
Bed	1	Pool	No	Hab.Space	49 sqm
Land	0.58 ha			Land Tax	N/A

Property Description

Old Farmhouse with renovated gîte and attached cottage, outbuildings and paddock

The gîte has been beautifully renovated between 2015-2016 including new windows, doors, flooring, electricity, kitchen, bathroom, etc. The attached cottage has had a new roof and the electricity and water have

been brought through and it has new windows. It is ready to be renovated as another one bedroom gîte or it could be joined to the existing one via an internal door. There is a separate detached stone Farmhouse to renovate - the 1st Floor has 2 separate areas of the same size of the one you have described. There is a room above the Cave/storeroom which also has a fireplace in situ. From the outside, there is a French door and a window to this extra room. Several years ago the back section of the gable roof had been replaced with new rafters and beams. There is also a large barn, old bakery and a paddock. The land extends to the bottom of the hill on either side of the lane and the property is in a quiet rural hamlet.

The property is on the outskirts of Domfront which has comprehensive shopping facilities, a hospital, Schools, etc. It is in the Orne region of Normandy near the Calvados border and is surrounded by wooded hills and valleys that form part of the Normandie-Maine Regional National Park, an area of natural beauty that extends to some 257 000 hectares. The rugged Brittany/Normandy coastline is just over an hour's drive away and there are several lakes with beaches within half an hour by car. Bagnoles-de-l'Orne, with its spa centre, casino, lake and sports centre, is also within easy reach (23 km). The UNESCO heritage site of Mont St Michel is 70 km from the property. It is 64 km from Alençon, the department capital and 225 km from Paris. The closest ferry port is at Caen Ouistreham (1 hour 15 minutes) and the channel tunnel at Calais is about 4 1/2 hours by car.

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THE ACCOMMODATION IN THE GÎTE COMPRISES:

On the Ground Floor -

Open Plan Lounge/Dining Room/Kitchen 6.47 x 5.07m Partly glazed door and 2 windows to front (one with cupboard under) and 2 windows to rear elevations. Exposed beams. Fireplace with woodburner. Tiled floor. Range of matching base and wall units. Sink with mixer tap. Space and plumbing for washing machine., Built-in oven and 4-ring gas hob with cooker hood over. Worktops and tiled splashback. Space for under-counter fridge. Stairs to first floor with cupboard under. Cupboard housing electrics. Exposed stone wall.

On the First Floor -

Bedroom 1 3.90 x 3.08m (max) 2 Velux windows to front and Velux window to rear elevations. Sloping ceiling. Wood flooring. Built-in cupboards. Exposed beams. Door to:

En-Suite Shower Room 2.69 x 1.49m Velux window to rear elevation. Heated electric towel rail. Corner shower. Inset spotlights. WC. Vanity unit with mirror and light over. Hatch to eaves storage space with hot water cylinder.

THE ACCOMODATION IN THE ATTACHED COTTAGE COMPRISES :

On the Ground Floor -

Living Room 5.81 x 5.16m Window and partly glazed door to front and partly glazed door to rear elevations. Fuse board. Exposed stone walls and fireplace. Exposed beams. Earth floor.

On the First Floor - (New roof and window and Velux window to frontend 2 Velux windows to rear elevations) Insulated.

OLD FARMHOUSE TO RENOVATE :

On the Ground Floor -

Living Room/Kitchen 6.17 x 4.83m Partly glazed door to front elevation. Door to stairs to first floor. Electric meter. Fireplace. Exposed beams. Sink. Under stairs cupboard.

Store Room 5.16 x 3.77m Well water cylinder. Door to front elevation. Exposed beams and stone wall. Hot water cylinder.

Shower Room 3.50 x 1.82m Pedestal basin. Bidet. WC. Shower. Extractor. Space and plumbing for washing machine.

Attached Open Fronted Car Port 6.57 x 5.04m

On the First Floor -

6.36 x 6.27m Wood flooring. 2 windows to front elevation. Exposed beams. Fireplace. Access to loft space.

OUTSIDE:

To the rear of the gîte and attached cottage is a pretty terraced area.

There is a **Paddock** opposite with a corrugated iron shelter.

Old Bakery :

Open fronted and constructed of stone and block under a tiled roof, and is in need of repair. 4.30x 4.00m Water and electricity. Attached timber and corrugated iron **car port** 4.75 x 3.48m. Small log store.

Large Timber Barn with Fibro cement roof 8.75 x 4.49m Sliding metal door to front and pedestrian door to side elevations. **Mezzanine** storage area.

Old outside WC.

Further stone buildings to renovate.

Concrete hard standing for caravan.

ADDITIONAL INFORMATION :

Mains water, telephone, broadband and electricity are connected. Heating is provided by a woodburner and hot water by an electric hot water cylinder. Double glazed windows. Drainage is to an all water septic tank.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 600€ per annum

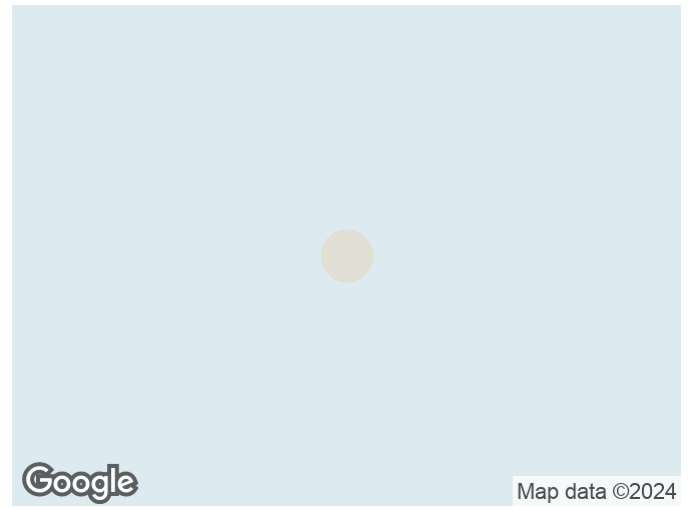
Summary

Property type:	Farmhouse
Bedrooms:	1
Price	€108,000

Key Information

Internal Area:	49 sqm
Land Area:	0.58 ha

Location: Normandy



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