



1 Bedroom House,

14290, Orbec, Calvados, Normandy

€285,000

Ref: 10054m000015

* Available * 1 Bed * 1 Bath * 130m2

Ideal weekend cottage/résidence secondaire in rural location between Orbec & Livarot. Deauville/Honfleur 45 mins. Paris 2 hours
3/4Bedrooms 2/3 Reception rooms Cheminée Formal garden & paddock

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

The house is a 'typique Normande' longère colombage construction and is in good overall condition, set in a beautiful rural location

Nearby towns of Orbec or Livarot 10 mins. and Lisieux 15 mins.

Deauville/Honfleur 45 mins. Paris 2 hours

One hour from channel ports of Le Havre or Caen

Airport of Deauville St.Gatien 45 mins

Accommodation comprises of:

Ground Floor

kitchen/dining room, open plan, fitted kitchen units

main reception room, large (270cm) cheminée

second reception room/fourth bedroom

small study

bathroom(shower) wc

First Floor

first double bedroom

second double bedroom, thru to

third double bedroom/dressing room

Attached to and forming part of the house is a barn, suitable and easily convertible into a further reception/utility room and an upstairs bathroom

Set in 5000m² of formal lawned garden and paddock with mature fruit trees.
(Possibility of further land being available if required)

Central heating/hot water ~ gas (contract antargaz in underground citerne)

fosse septique

tax fonciere (2009): 425,00

tax d'habitation(2009): 231,00

Viewing strictly by appointment with owner

Interior photos available on request

