



## Bijoux Townhouse with a garden in a Medieval Town in Normandy,

61700, Orne, Normandy

€124,000

Ref: SIF-001388

\* Under Offer \* 1 Bed \* 1 Bath \* 68m2

Bijoux Townhouse with a garden in a Medieval Town in Normandy This beautiful house was built over 300 years ago and has been completely renovated over the last 14 years by the present owners, with work overseen by an Architect

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

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

French Entrée 

## Property Description

Bijoux Townhouse with a garden in a Medieval Town in Normandy

This beautiful house was built over 300 years ago and has been completely renovated over the last 14 years by the present owners, with works overseen by an Architect. It was taken back to bare walls and a staircase inside and then put back together again to create a light, well-appointed, pleasing environment in which to holiday or live. The owners let the property when they are not using it, although it is only ever let to a couple and they do not have access to the owners' bedroom. It has a proven holiday rental potential and website. It would be an ideal holiday home. Viewing is highly recommended.

The property is situated in the north west of France, in the department of Orne in Normandy. The property is in a quiet residential position on the outskirts of the medieval market town of Domfront with shops, schools and all amenities. Also nearby, you will find Lassay -les-Chateaux (13km), with its picturesque castle and lake. Bagnoles de l'Orne, about 22km away, is a spa resort set around a lake with a casino, many restaurants and shops. La-Ferté-Macé (15km away) is a pretty town with a large Leclerc supermarket. The town has a leisure lake with a swimming beach, a climbing wall and a par-three golf course. The larger town of Mayenne is 27 km away. The UNESCO heritage site of Mont Saint Michel is 80km and the D-Day landing beaches are 112km. The nearest mainline train station is at Flers (30km) with the TGV at Laval (52km) and airport and ferry are at Caen Carpiquet (76km). Rennes airport is also within easy reach (98km).

### THE ACCOMMODATION COMPRISES :

On the Ground Floor -

Open Plan Lounge/Dining Room/Kitchen:

Lounge 4.47 x 4.02m Door and window to front elevation. Stairs to first floor. Wood-burner. Convector heater.

Kitchen/Dining Area 4.15 x 2.23m Tiled floor. Window to front elevation. Space for free standing fridge/freezer. Space for free standing cooker with extractor hood over. Butler sink with mixer tap. Space and plumbing for slimline dishwasher and top loading washing machine. Ventilation. Cupboard housing electrics. Convector heater. Cupboard housing hot water cylinder.

On the First Floor -

Landing Stairs to second floor.

Bedroom 1 4.53 x 2.48m Window to front elevation. Partly glazed door to rear garden. Convector heater.

Bathroom 1.84 x 1.34m Window to front elevation. Bath with tiled surround and mixer tap/shower fitment. Vanity unit. WC.

Bedroom 2 4.90 x 2.62m Window to front elevation. Window and partly glazed door to rear garden. Convector heater.

On the Second Floor -

Studio/Study/Bedroom 3 7.23 x 2.00m 3 Velux windows to rear, 2 double velux windows and a dormer window and to front elevation. Low exposed "A" frame. Sloping ceiling. Convector heater. Eaves storage cupboard housing VMC unit.

OUTSIDE :

A metal gate to the side of the property leads to a gravel courtyard and 2 sheds. The garden offers views over the surrounding countryside and the remains of the medieval château.

#### SERVICES :

Mains drainage, water, electricity and telephone are connected. Electric heating and woodburner. Broadband internet connection available.

Please note : Whilst the Energy Report has been carried out there is no rating for this house because the owners do not have the last 3 years' energy bills for full time occupation.

#### FINANCIAL DETAILS :

Taxes Foncières : 447€ per annum

Taxe d'habitation : Means tested

Asking price : 149,500€ including Agency fees of 9,500€. In addition the purchaser will have to pay the Notaire's fee of 11,600€

Please note : All room sizes are approximate. We have 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.

Property Ref : SIF -001388

# Gallery

