



Medieval house with character features in Normandy,

61700, Orne, Normandy

€161,000

Ref: SIF-001386

* Available * 5 Beds * 1 Bath * 165m2

Medieval house with character features in Normandy Walking into this house is like stepping back in time but with modern day comforts. There is a small but charming interior courtyard which gives access to a separate lounge.

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French Entrée 

Property Description

Medieval house with character features in Normandy

Walking into this house is like stepping back in time but with modern day comforts. There is a small but charming interior courtyard which gives access to a separate lounge and two bedrooms and bathroom - ideal for someone wishing to do Air B&B. There are plenty of exposed beams, wood panelling and exposed stone walls and the layout is versatile and a bit quirky! Ideal lock and leave holiday home or full time home within a short walk of all amenities. 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 Area 6.39 x 3.32m Partly glazed door and side panel and 2 windows to front elevation. Tiled floor. Exposed beams. Stairs to first floor. Cupboard housing meters.

Dining Room/Kitchen Area 5.92 x 3.51, Granite fireplace. Convector heater. Tiled floor. Window and glazed double doors to internal courtyard. Range of matching base and wall units including display unit. Built-in oven and 4 ring electric hob with extractor over. Sinks with mixer tap. Space for under counter fridge. Worktops with tiled splash-backs.

Interior Courtyard Garden to the rear 3.46 x 3.04m. Door to stairs to first floor. Plant trough. Double glazed doors to:

Sitting Room 4.90 x 4.37m Wood flooring. Obscure glazed window to west elevation. Open granite fireplace. Built-in stone seating. Exposed beams and stone wall.

Utility Room Tiled floor. WC. Space and plumbing for washing machine. Ceramic sink.

On the First Floor (via access from interior courtyard)

Landing

Bathroom 2.37 x 1.91m Hot water cylinder. Pedestal basin. WC. Convector heater. Velux window. Exposed beams. Bath with mixer tap/shower fitment. Partly tiled walls.

Bedroom 1 4.38 x 3.34m 2 windows. Convector heater. Ornamental fireplace. Exposed beams. Stairs to:

Second floor Bedroom 2 5.02 x 1.2m 2 Velux windows. Exposed "A" frame. (damp problem) Convector heater. Sloping ceiling.

First Floor (via stairs from lounge)

Bedroom 3 6.00 x 4.10m 2 windows to front elevation. Wood flooring. Ornamental fireplace. 2 built-in wardrobes.. Exposed wood and beams. Door to stairs to second Floor.

Bedroom 4 3.65 x 3.18m Window. Convector heater. Wood flooring. Exposed beams. Door to:

En-Suite Shower Room 2.76 x 2.62m Wood flooring. Window. Convector heater. Built-in shelves. WC. Pedestal basin. Hot water cylinder. Tiled walls

On the Second Floor -

Bedroom 5/Master Bedroom 6.0 x 5.77m Sloping ceiling. Exposed "A" frame. 2 Velux windows. Convector heater. Door to:

En-Suite Bathroom 2.53 x 2.36m Tiled floor and walls. WC. Vanity basin. Bath with mixer tap. Skylight. Convector heater.

SERVICES :

Mains drainage, water and electricity are connected. Electric heating. 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 : € per annum

Taxe d'habitation : Means tested

Asking price : 161,000€ including Agency fees of 11,000€. In addition the purchaser will have to pay the Notaire's fee of 12,300€

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.

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Gallery

