



Character detached country house with over an acre in Normandy,

61700, Orne, Normandy

€108,000

Ref: SIF-001401

* Available * 4 Beds * 1 Bath * 118m2

Character detached country house, converted from a barn, with over an acre in Normandy The property is believed to date back to about 1700 and is currently used as a holiday let generating an income of up to 695€ per week in p

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French Entrée 

Property Description

Character detached country house, converted from a barn, with over an acre in Normandy

The property is believed to date back to about 1700 and is currently used as a holiday let generating an income of up to 695€ per week in peak season. It is in a quiet rural hamlet and the majority of the garden is to the front of the house, laid to lawn with fruit trees. Viewing is highly recommended.

The property is situated in the south west of Normandy near the borders of the Manche and Calvados. It is tucked away in a peaceful position within easy access of the historic town of Lonlay l'Abbaye (4k). Nearby Domfront with its medieval centre and Mortain with its petite and grande cascades are thriving market towns where excellent shopping facilities, restaurants and bars are available. There is golf at the Spa town of Bagnoles de l'Orne which is a 20 minute drive and a boating lake and large crazy golf course at Larchamp which is a 5 - 10 minute drive. The beaches on the west coast are an hour's drive away and the property is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg. A little further afield are the D-Day landing beaches, the Mont St Michel. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 30 minutes drive, as is the Saint Sever forest.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Kitchen/Breakfast Room 6.08 x 5.09m "Stable" door and window to front and door and window to rear elevations. Tiled floor. Stairs to first floor. Radiator. Exposed stone and beams. Wood-burner. Range of base and wall units with worktops and tiled splash-backs over. Ceramic sinks with mixer tap. Space and plumbing for dishwasher. Space for free standing cooker. Cupboard housing electric meter.

Hallway Glass brick window to front elevation. Tiled floor. Radiator. Exposed stone.

Utility Area with space and plumbing for washing machine.

Wet Room 3.23 x 2.98m Small window to rear elevation. Radiator. Fully tiled overhead shower. Bath. Twin pedestal basins.

Lounge/Dining Room 6.05 x 5.98m 2 radiators. Glazed double doors and side panel to front elevation. Tiled floor. Exposed stone wall. Wood-burner. Stairs to:

Mezzanine/Bedroom 1 4.87 x 3.06m Velux window and stained glass window. Exposed beams. Sloping ceiling. Exposed "A" frame. Wood flooring. Radiator.

En-Suite Shower Room Shower. Pedestal basin. WC. Sloping ceiling.

On the First Floor (via stairs from kitchen) -

Landing Sloping ceiling. Exposed stone and beams. Wood flooring.

Study/Bedroom 2 2.29 x 2.00m 2 Velux windows to front elevation. Sloping ceiling. Exposed stone. Radiator. Wood flooring. Recess.

Bedroom 3 4.18 x 3.31m Sloping ceiling. Radiator. Wood flooring. Exposed stone and beams. Velux front.

Bedroom 4 3.27 x 3.00m Velux window to front elevation. Sloping ceiling. Radiator. Wood flooring. Exposed beams and stone wall. Door to:

"Jack & Jill" Cloakroom Exposed stone wall and beams. Wood flooring. WC. Vanity basin.

OUTSIDE :

Metal gate leads to drive. Garden laid to lawn. Gravel patio area with Normandy well. Small stone outbuilding.

SERVICES :

Mains water and electricity are connected. Drainage is to an all water septic tank. Oil fired central heating. Internet connection believed to be available.

Please note : Whilst the Energy Report has been carried out there is no Energy Rating because the owner does not have the last 3 years' energy bills for full time occupation.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 800€ per annum

Taxe d'habitation : € per annum

Asking price : 129,000€ including Agency fees of 9,000€. Notaire's fee - 10,200€

Gallery

