



Semi-detached stone house with just under half an acre to finish renovating,

61350

€44,500

Ref: SIF-001414

* Available * 1 Bed * 1 Bath * 47m2

Semi-detached stone house with just under half an acre to finish renovating This stone house is on the outskirts of a quiet rural hamlet. Renovation works have been started and the property is habitable.

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

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

French Entrée 

Property Description

Semi-detached stone house with just under half an acre to finish renovating.

This stone house is on the outskirts of a quiet rural hamlet. Renovation works have been started and the property is habitable. There is further potential to create additional living space in the loft and there is a kitchen/dining room space which has not been included in the habitable surface area as it needs finishing. Viewing is highly recommended.

The property is situated near a village with a bar/restaurant/shop, hairdresser and garage and is not far from Passais Villages with local shops (3km) Le Teilleul (5km) with a small supermarket, boulangerie, chemist, butcher and other shops, schools and doctor's surgery. A local small market is held on Thursdays. The property is in the Orne area of Normandy. The closest airport is at Rennes (82 km) with Dinard Airport (88 km), Angers Airport (118 km), or Deauville Airport (118 km). The medieval town of Domfront and St Hilaire du Harcouët with all amenities are only a short distance away. The famous fortified church and UNESCO heritage site, MONT ST MICHEL, is only 40 minutes away and the port of ST. MALO a bit further along the coast. It is 1 hour 12 minutes drive from Saint-Lo (45 miles); 1 hour 19 minutes drive from Laval (45 miles) and 2 hours 38 minutes drive from Nantes (137 miles). The ferry port at Caen Ouistreham is 1 hour and 43 minutes drive and Cherbourg is 2 hours and 25 minutes.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lounge 5.57 x 5.19m Door to front and window to side elevations. Exposed stone walls. Electrics. Fireplace with wood-burner. Sink.

Bedroom 3.46 x 2.69m Electric radiator. Window to front elevation.

Shower Room 2.31 x 2.03m (max) Large shower with jets. WC. Electric radiator.

Kitchen/Dining Room (to finish) 9'00 x 3.75m Glazed door and 2 side panels to side elevation. Split level with new concrete floor with damp proof membrane. Water and waste pipes in place.

Loft over lounge, bedroom and shower room - no stairs - approximately 43m².

OUTSIDE :

Parking space. Garden, vegetable garden and orchard on the opposite side of the lane.

SERVICES :

Mains electricity and water are connected. A Woodburner provides the heating. The property will require a new all water septic tank. Broadband internet connection believed to be available.

Please note : There is not Energy Rating for this property because the Vendor is unable to provide the last 3 years' energy bills for full time occupation.

FINANCIAL DETAILS :

Taxes Foncières : 278€ per annum

Taxe d'habitation : € per annum

Asking price : 44,500€ including Agency fees of 4,500€. In addition the buyer will have to pay the Notaire's fee of 4,800€

Property Ref : SIF - 001414

Gallery

