



## Detached stone house in a hamlet to renovate with over 1/4 acre,

€34,500

61700, Orne, Normandy

Ref: SIF-001419

\* Under Offer \* 2 Beds \* 1 Bath \* 77m2

Detached stone house in a hamlet to renovate with over 1/4 acre The property is a traditional stone house in a small hamlet on the outskirts of Lonlay L'Abbaye, a picturesque village in rural Basse Normandie. The house has not been lived in or maintained for several years. The garden is completely overgrown with brambles [...]



## Property Description

Detached stone house in a hamlet to renovate with over 1/4 acre

The property is a traditional stone house in a small hamlet on the outskirts of Lonlay L'Abbaye, a picturesque village in rural Basse Normandie. The house has not been lived in or maintained for several years. The garden is completely overgrown with brambles and slopes down away from the property to the rear. The land to the front is accessible. The property will require new floors, windows, plumbing, electricity, windows, etc. and drainage.

Viewing is highly recommended to appreciate its potential.

In the village there is a bank, pharmacy, doctor, butcher, bakery, small supermarket, hairdresser and postoffice all within a few minutes walk from the house so you wouldn't need to use the car every day if you prefer to stay local. There is a large and very good Intermarche in Domfront (8km) for more comprehensive shopping and the baker in nearby St Front is open on Monday when the Lonlay bakers is closed. The baguette machine outside the Lonlay bakers is stocked on days that they bake for 'out of hours' supply. This property is in the Orne region of Normandy near the Calvados border and is surrounded by wooded hills and valleys that form part of the Normandie-Maine Regional National Park, an area of natural beauty that extends to some 257 000 hectares. The rugged Brittany/Normandy coastline is just over an hour's drive away and there are several lakes with beaches within half an hour by car. Bagnoles-de-l'Orne, with its spa centre, casino, lake and sports centre, is also within easy reach (23 km). The UNESCO heritage site of Mont St Michel is 70 km from the property. It is 64 km from Alençon, the department capital and 225 km from Paris. The closest ferry port is at Caen Ouistreham (1 hour 15 minutes) and the channel tunnel at Calais is about 4 1/2 hours by car.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Porch/Small Conservatory 3.95 x 1.87m Sliding door to front elevation.

Kitchen 5.95m x 3.95m Partly glazed door to front and window to rear elevations. Brick and granite fireplace. Sink. Exposed beams. Stairs to first floor.

Bedroom 1 5.95 x 3.19m Door to front and window to side elevations. Hot water cylinder.

Bathroom Pedestal basin. WC. Bath. Window to rear elevation.

Bedroom 2 5.95 x 4.63 (max) Glazed door to front elevation. Door to concrete terrace. Door to stairs to first floor.

On the First Floor -

Attic with enough head room to create further accommodation if required.

OUTSIDE :

Attached Barn 5.04 x 7.27m Stone and timber walls, concrete floor under a roof of Fibro cement. Door to front elevation.

Second area of 5.04 x 5.02m

Well.

The garden is completely overgrown at present.

SERVICES :

Mains water and electricity were previously connected. There is no drainage.

Please note : There is no Energy Rating for this property because there is no heating.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : Means tested

Asking price : 34,500€ including Agency fees including of 4,500€. Notaire's fee - 3,900€

Property Ref : SIF - 001419

# Gallery

