



House with attached gîte to renovate with views over Medieval castle and large garden,

61700, Orne, Normandy

* Available * 4 Beds * 110m2

House with attached gîte to renovate with views over Medieval castle and large garden The house was built in the shadow of the castle of King Henry II and Queen Eleanor of Aquitaine. It requires complete renovation, more especially to the small attached gîte to the right of the main house which has not been [...]

€76,000

Ref: SIF-001501

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

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

French Entrée

Property Description

House with attached gîte to renovate with views over Medieval castle and large garden

The house was built in the shadow of the castle of King Henry II and Queen Eleanor of Aquitaine. It requires complete renovation, more especially to the small attached gîte to the right of the main house which has not been lived in for a considerable length of time. It would be an ideal holiday or permanent home. Viewing is highly recommended to appreciate the potential of this property.

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-Châteaux (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 IN THE MAIN HOUSE COMPRISES :

On the Ground Floor -

Entrance Hall Partly glazed door to front elevation. Tiled floor. Stairs to first floor.

Lounge 4.48 x 3.70m Window to front elevation. Wood flooring. Fireplace. Telephone socket.

Kitchen 4.48 x 3.80m Sink unit. Electrics. Tiled floor. Window to front elevation. Fireplace. Under stairs storage cupboard.

On the First Floor -

Landing Wood flooring. Hot water cylinder.

Bedroom 1 4.79 x 3.72m Wood flooring. Fireplace. Window to front elevation. Door to:

Shower Room Shower. Hand basin. WC. Window to front elevation.

Bedroom 2 4.79 x 3.70m Window to front elevation. Wood flooring. Fireplace.

On the Second Floor (access from landing but currently no staircase) -

Landing Skylight to front elevation. 2 rooms.

THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the ground floor -

Living Room/Kitchen 4.43 x 3.52m 2 windows to front elevation. Convector heater. Hot water cylinder. Electrics. Partly glazed door. Tiled floor. Sink. Stairs to first floor with storage area under. Vent.

Shower Room Shower. Hand basin. WC.

On the First Floor -

Bedroom 1 4.43 x 3.52m Wood flooring. Window to front elevation. Fireplace. Door to stairs to second floor. Telephone socket. Convector heater.

On the Second Floor -

Bedroom 2 3.22 x 3.21m Wood flooring. Sloping ceiling. Convactor heater. Window to front elevation

OUTSIDE :

The property and garden are accessed via steps up from double wrought iron gates from the road. The garden is laid to lawn with flower borders, mature shrubs and trees. There is an old stone building to renovate and 2 sheds. Outside toilet.

SERVICES :

Mains drainage, water and electricity are connected. Electric heating and open fires. 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 : 76,000€ including Agency fees of 6,000€. In addition the purchaser will pay the Notaire's fee of 6,800€

Property Ref : SIF -001501

Gallery

