



Detached house with numerous outbuildings, large garden and pond,

61350, Orne, Normandy

€160,000

Ref: SIF-001706

* Available * 2 Beds * 86m2

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French Entrée 

Property Description

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This property stands in a quiet rural hamlet and is immaculately presented. The outside space including large barn used for garaging and workshop and the other used for a music room, craft room and storage, together with the outside utility area and bar would lend themselves to someone working from home. Viewing is highly recommended.

The property is situated near a village 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 Manche area of Normandy. 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.

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THE ACCOMMODATION COMPRISES :

On the ground floor -

Covered Porch and Seating Area

Living Room/Kitchen 6.48 x 5.22m Partly glazed "stable" door to front, glazed double doors to rear and window to east and south elevations. Tiled floor. 2 radiators. Exposed beams. Wood-burner. Exposed stone wall. Range of matching base and wall units with built-in oven and 5 ring gas hob with extractor over. Space and plumbing for dishwasher and upright American style fridge/freezer. Ceramic sink with mixer tap. Display cabinets and shelving. Worktops and tiled splash-backs. Door to stairs to first floor.

"Jack & Jill" Shower Room 2.58 x 1.83m Tiled walls and floor. Radiator. WC. Pedestal basin. Shower. Extractor. Window to rear elevation. Built-in cupboard. Electric radiator.

Bedroom 1 5.10 x 4.57m (max) Laminate flooring. 2 windows to front elevation. 2 radiators. Built-in cupboard.

On the First Floor -

Mezzanine/Occasional Bedroom 4.52 x 3.35m (max) Velux window to front and rear elevations. Exposed beams. Sloping ceiling.

Cloakroom Velux window to rear elevation. WC. Pedestal basin.

Dressing Room Laminate flooring.

Master Bedroom 3.94 x 3.35m 2 Velux windows to rear and Velux window to front elevations. Sloping ceiling. Exposed beams. Storage cupboard.

OUTSIDE :

A pink gravel drive leads to a large parking and turning area and stone and corrugated iron Barn/Workshop/Garage.

Workshop 5.95 x 4.49m Pedestrian door and sliding garage door. Concrete floor. Power and light. Work benches and shelving.

Attached Barn 11.70 x 5.95m Sliding door to front elevation. Earth floor. Power and light. (Ideal for motor home etc.)

Separate Barn constructed of block under a Fibro cement roof. Part timber cladding. Double wooden doors to front

elevation. Divided into :

Inside Storage Area 7.46 x 4.07m Earth floor. Steps up to mezzanine storage area. Shelving.

Craft Room 6.53 x 3.28m Window. Inset spotlights.

Sound Insulated Music Room 5.68 x 2.48m

Well originally used for domestic water but now used for garden and utility room.

Model Railway/Hobby Room 7.10 x 4.39m Cupboard housing well water pump and fuse board. Inset spotlights. Exposed beams.

Attached Utility Room 3.32 x 3.14m Door to front elevation. Stainless steel sinks with mixer tap. Worktops with cupboard over. Space and plumbing for washing machine.

Attached stone log store . Decking area. Covered Porch. Gravel Seating Area.

Summer Kitchen 3.07 x 1.61m Decking area to front. Stainless steel sink with mixer tap. Worktop. 2 windows and door to front elevation. Power and light.

Attached Bar Power and light. Outside lights. Large decking area overlooking pond with fountain. Seating area. Pergola. Raised flower beds.

Enclosed decking area for hot tub or above ground pool. Metal shed.

Vegetable garden. Potting shed/greenhouse. Outside tap.

Attached to the rear of the house is a boiler room with oil storage tank.

Shaded garden area. Orchard with variety of fruit trees including apple, pear, cherry and plums.

Open ended storage shed attached to the garage.

SERVICES :

Mains electricity, water and telephone are connected. Telephone landline not in use. Oil fired central heating. Drainage is to an all water septic tank believed to have been installed in 2003. Broadband internet connection. Double glazed pvc windows. Well and pump for use in the garden and utility room.

FINANCIAL DETAILS :

Taxes Foncières : 587€ per annum

Taxe d'habitation : € per annum

Asking price : 160,000€ including Agency fees of 10,000€.In addition the buyers will pay the Notaire's fee 13,100€

Estimated annual energy costs of the dwelling between 2091 € and 2829 € per year

Average energy prices indexed to 01/01/2021 (including subscriptions)

The costs are estimated according to the characteristics of your home and for a standard use on 5 uses (heating, domestic hot water, air conditioning, lighting, auxiliaries)

Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr (Date of establishment State of Risks and Pollution (ERP): 30/01/2023)

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Gallery

