



Authentic country farmhouse with beautiful views,

61700, Orne, Normandy

€171,000

Ref: SIF-001747

* Available * 5 Beds * 1 Bath * 227m2

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French Entrée 

Property Description

Authentic country farmhouse with beautiful views in a rural position near a village

This house has been enjoyed by the present owners and their family for nearly 40 years. It stands in the middle of the surrounding fields, near a lake and has over half an acre of gardens. The house offers quirky, character full living accommodation with a versatile layout. Viewing is highly recommended.

Local amenities can be found at La Ferrière-aux-Etangs (2.5 km) with medical centre, pharmacy, small supermarket, butchers, bank, bakery, 2 bar/restaurants and a hairdressers. The property is found in Orne in the Normandy region of France. The UNESCO heritage site of Mont St Michel is about 70 km away. There is a school bus which stops near the house and goes to Flers and Domfront. The house is in a lovely village, between Domfront and Bagnoles De L'Orne. It is located near La Foret D'Andaines. More extensive facilities can be found in the medieval town of Domfront (10 minutes in the car) and in the tourist town of Bagnoles de l'Orne (17 km). It is 52 km from the department capital, Alençon. The nearest ferry port is at Caen Ouistreham which is about 1 hour 20 minutes' drive.

For a comprehensive look at links back to the UK and beyond, please click on our link [here](#)

THE ACCOMMODATION COMPRISES -

On the Ground Floor :

Entrance Hall 7.53 x 3.78m Glazed double doors and side panels to east and glazed door to west elevations. Concrete floor. Exposed beams and stone walls. Old cider press.

Kitchen 3.99 x 3.67m Window to east elevation. Tiled floor. Stainless steel sink with mixer tap (cold water only). Space and plumbing for dishwasher. Space for free standing cooker and fridge. Wood panelled walls.

Lounge 7.34 x 5.70m Half glazed door and window to west and window to east elevations. Tiled floor. Granite fireplace with open hearth. Exposed stone walls and beams. 2 radiators.

Inner Hall Tiled floor. Window to west elevation. Exposed beams.

Study/Bedroom 1 3.15 x 2.14m Tiled floor.

Cloakroom Tiled floor. WC. Vanity basin.

Bedroom 2 4.05 x 3.58m 2 windows to east elevation. Hand basin. Exposed stone wall and beams.

Bathroom 4.17 x 3.73m Window to west elevation. Tiled floor. Twin vanity unit. Space and plumbing for washing machine. Space for tumble dryer. Bath with mixer tap/shower fitment and tiled surround. Under stairs storage cupboard . Exposed stone wall and beams.

On the First Floor :

Mezzanine Games Room 7.60 x 4.38m On two levels. Window to south elevation. Exposed beams and stone wall. Hot water cylinder.

Study Area 3.15 x 2.80m Sloping ceiling. Exposed beams.

Bedroom 3 6.35 x 3.17m Window to front and rear elevations. Wood flooring. Exposed beams. Sloping ceiling. Door to:

Bedroom 4 6.35 x 3.50m Window to front and rear elevations. Sloping ceiling. Wood flooring.. Exposed beams.

OUTSIDE :

Private drive leads to the garden which is laid to lawn with mature shrubs. Gravel patio area .

Timber and Corrugated Iron Open Fronted Shed .

External Staircase to:

Bedroom 5 7.32 x 2.92m Window and glazed door to north elevation.

SERVICES :

Mains water, telephone and electricity are connected. Drainage to a septic tank. Heating is provided by open fire. Single glazed, wooden windows. Broadband internet connection.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

Asking price : 171,000€ including Agency fees of 11,000€. In addition the buyer will pay the Notaire's fee of 13,000€

Estimated annual energy costs of the dwelling between € and € 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 environmental risks to which this property is exposed is available with us or on the Géorisques website: www.georisques.gouv.fr

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