



Beautiful Presbytery with 9.5 acres in a village with amenities,

€340,000

61700, Orne, Normandy

Ref: SIF-001784

* Available * 5 Beds * 1 Bath * 200m2

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French Entrée 

Property Description

Beautiful Presbytery with 9.5 acres in a village with amenities

This stunning property has been renovated and insulated and offers spacious family accommodation and the potential to create additional bedrooms in the loft space. There is a ground floor bedroom with en-suite shower room. Unusually for a small town centre property there is 9.5 acres of adjacent land. The property was re-wired in 2008 and as part of the renovation project it had new bathrooms, windows and central heating system. The owners have, in the past, used the four 1st floor bedrooms for B&B at about 75€ per night. Viewing is highly recommended.

The property is situated in the Orne department of Basse Normandie in the north west of France. It is in a small village with an Infant School, Bakery/Grocery shop, Hairdresser, a Restaurant (due to re-open soon) and a regular bus service. The nearest major town with all amenities, including a mainline train station with direct access to Paris is at Flers which is 15 km away. Closer to home is the Medieval town of Domfront which caters to all every day needs, including doctor's surgery, pharmacies, schools, shops, bars and restaurants. The renowned Spa town of Bagnoles de l'Orne is 15 km from the property.

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 8.11 x 2.37m Partly glazed double doors with windows over to front elevation. Brick tiled floor. Radiator. Stairs to first floor. Cupboard housing electrics. Door to stairs to basement. Coving.

Store Room 2.38 x 1.34m Window with cupboard under to rear elevation. Brick tiled floor. Radiator. Shelving.

Breakfast Room 4.73 x 3.44m Window to front elevation. Radiator. Cupboard with shelving. Fireplace with woodburner.

Kitchen 2.70 x 2.33m Glazed door to north elevation. Range of matching base and wall units. Worktops and tiled splashback. Space for range style cooker with extractor over. Space and plumbing for dishwasher. Sinks with mixer tap. Radiator.

Bedroom 1 4.77 x 3.34m Window to west elevation. Marble fireplace. Built-in cupboards. Radiator. Door to:

En-Suite Bathroom 2.64 x 2.18m Bath with mixer tap. Fully tiled walls. WC. Corner shower with jets. Extractor. Pedestal basin.

Dining Room 4.67 x 3.54m Window to front elevation. Coving. Radiator. Central heating thermostat.

Lounge 6.06 x 4.64m Wood flooring. Window. 2 radiators. Coving. Built-in shelving.

On the First Floor -

Landing Wood flooring. Stairs to second floor.

Bedroom 2 4.69 x 3.48m Window to west elevation. Radiator. Built-in cupboards. Ornamental marble fireplace. Door to:

En-Suite Shower Room 2.20 x 1.29m Pedestal basin. Shower. WC. Extractor.

Bedroom 3 4.95 x 4.74m Wood flooring. Radiator. Built-in cupboard. Telephone socket.

Bathroom 3.62 x 2.35m Wood flooring. Window to front elevation. WC. Pedestal basin. Radiator. Bath with mixer

tap/shower fitment, screen and tiled surround. Extractor.

Bedroom 4 4.95 x 4.68m Built-in cupboard. Window to front elevation. Wood flooring. Radiator. Telephone socket.

Bedroom 5 4.74 x .52m Window to rear elevation. Wood flooring. Radiator. Built-in cupboard. Telephone socket.
Door to landing area. Door to:

En-Suite Shower Room 2.52 x 1.29m Window. Pedestal basin. Partly tiled walls. Wood flooring. Radiator. Extractor.
Corner shower with jets.

On the Second Floor -

Insulated Loft Space 12.8 x 8.90m 2 Skylights to front, window to rear and both gable ends elevation.

In the Basement -

Boiler room 6.08 x 4.73m Space and plumbing for washing machine. Boiler. Hot water cylinder. Oil storage tank.
Double doors to rear elevation.

Wine Cellar 4.73 x 3.37m

Store Room 6.05 x 4.68m Double doors to front elevation.

Cave/Wine Cellar 4.72 x 3.33m

OUTSIDE :

Double metal gates lead to gravel parking and turning area. Gravel patio. Outside tap. Mature garden laid to lawn
with shrubs and trees. Paddocks.

Garage 5.24 x 4.94m Constructed of stone under a slate roof. Double wooden doors to front elevation. Earth floor.

2 Stone Stables 4.11 x 4.02m and 4.02 x 3.10m

Open fronted shed.

Paddocks.

SERVICES :

Mains water and drainage. Mains electricity supply. Telephone and broadband internet connection available. Oil
fired central heating system to radiators. Electric hot water cylinder. Double glazed, pvc windows.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 2,000€ per annum

Taxe d'habitation : Means tested

Asking price : 340,000€ including Agency fees of 20,000€. In addition the purchaser will have to pay the Notaire's
fee of 24,000€

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

Gallery

