

[Click to view MFH-NORF01895](#)

## Farmhouse for sale in Orne - VIRTUAL TOUR

Domfront , Orne , Normandy



**€235,000**

inc. of agency fees

9 Beds 8 Baths 32835 sqm 1.57 ha

Large property comprising main house with 2 apartments/gîtes and 2 cottages with further outbuildings sitting in just under 4 acres...

### At a Glance

**Reference** MFH-NORF01895

**Bed** 9

**Land** 1.57 ha

**Near to** Domfront

**Bath** 8

**Pool** No

**Price** €235,000

**Hab.Space** 32835 sqm

**Land Tax** N/A

### Property Description

Large property comprising main house with 2 apartments/gîtes and 2 cottages with further outbuildings sitting in just under 4 acres of land

This property is in need of some finishing and TLC but the 2 apartments, attached cottage and separate detached cottage would soon be ready to let. The main house has 2 extra bedrooms on the second floor which will need renovating and there is a games room and entrance hall on the ground floor to renovate. The land is currently overgrown but is level and could be suitable for horses. Viewing is highly recommended to appreciate the potential and earning potential of this property.

The property is on the outskirts of Domfront which has comprehensive shopping facilities, a hospital, Schools, etc. It 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.

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## **THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:**

### **On the Ground Floor -**

**Entrance Hall** 6.69 x 2.33m Stone floor. Window to west and partly glazed door to east elevations.

**Games Room/Store Room** 6.67 x 6.22m 2 windows to west and 2 windows to east elevations. Brick floor. Exposed beams and stone wall.

**Utility Room** 4.54 x 2.48m 2 windows to east elevation. Brick floor. Exposed beams. Inset spotlights. Base units with sink and mixer tap. Worktops and splashbacks. Space and plumbing for dishwasher, washing machine and tumble dryer.

**Boiler Room** 2.82 x 1.47m Boiler. Brick floor.

**Kitchen/Breakfast Room** 6.75 x 3.54m Range of matching base and wall units. Built in double oven and microwave. 1 1/4 bowl sink unit with mixer tap. Worktops and matching splashbacks. 2 upright radiators. Shelving. Inset spotlights. Exposed beam. Tiled floor. Central island/breakfast bar. Space for American style fridge/freezer. Sliding patio door into Conservatory.

**Cloakroom** Toilet. Vanity unit. Tiled floor.

**Lounge/Dining Room** 7.57 x 6.17m - Part glazed door and 2 windows to the south elevation. Window to the west. Stairs to the first floor. 3 radiators. Exposed beams. Door to Conservatory.

**Conservatory** 4.53 x 2.95m - Window and part glazed door to the south elevation. Window to the west. Laminate flooring. Exposed stone wall.

**On the First Floor -**

**Landing** Partly glazed door to north elevation. Wood flooring. Door to stairs to second floor with cupboard under.

**Bedroom 1** 3.54 x 2.69m Window to west and north elevations. Wood flooring. Radiator.

Master bedroom 4.90 x 3.61m Wood flooring. Radiator. Window to south elevation.

**Bathroom** 3.21 x 2.59m 2 windows to south elevation. Twin vanity unit with mirror and light over. Bath with mixer tap. Large shower cubicle. Vanity unit. Radiator.

**Cloakroom** Toilet. Vanity unit. Radiator. Built in storage cupboard.

### **On the Second Floor -**

**Landing** Wood flooring. Sloping ceiling. Window to north elevation. Radiator.

**Bedroom 3** 4.45 x 1.76m Window to south elevation. Sloping ceiling. Radiator.

**Bedroom 4** 3.15 x 3.09m Window to south elevation. Sloping ceiling. Radiator.

**Attic/storage room**

### **THE ACCOMMODATION IN APARTMENT ONE COMPRISES :**

**External stairs** to decking area. Door to -

**Living Room/Kitchen/Dining Room** 5.47 x 4.37m (max) Partly glazed door and 2 windows to east elevation. Range of matching base units. Space for free-standing cooker. Stainless steel sink with mixer tap. Space for under-counter fridge. Built-in shelves. Laminate flooring. Exposed beam. Radiator.

**Bedroom 1** 3.91 x 2.83m Laminate flooring. 2 windows to west elevation.

**Shower Room** 2.06 x 1.73m Obscure glazed window to west elevation. Pedestal basin. Macerator WC. Shower. Heated towel rail.

## THE ACCOMMODATION IN APARTMENT TWO COMPRISES :

**External stairs** to decking area. Door to -

**Living Room/Dining Room/Kitchen** 6.96 x 4.01m 2 Windows to west and window to east elevations. Radiator. Range of matching base units. Space for free-standing cooker. Stainless steel sink with mixer tap. Space for under-counter fridge. Built-in shelves. Laminate flooring. Exposed beam.

**Bedroom 1** 3.98 x 2.61m Laminate flooring. Window to west elevation.

**Bathroom** 2.91 x 1.80m Obscure glazed window to east elevation. Pedestal basin. WC. Shower. Heated towel rail. Extractor. Bath with tiled surround and screen.

## THE ACCOMMODATION IN THE DETACHED 2-STOREY STONE COTTAGE WITH TILED ROOF COMPRISES :

### On the Ground Floor -

**Open-plan Living Room/Dining Room/Kitchen** 6.17 x 6.15m (max) Fireplace with woodburner. Stairs to first floor. Exposed beam. Matching base and wall units. Space for free-standing cooker. Stainless steel sink with mixer tap. Space for under-counter fridge. Window to south and door and window to north elevations. Tiled floor.

**Shower Room** 3.05 x 1.35m Tiled floor. Shower. Vanity unit. WC. Extractor.

### On the First Floor -

**Bedroom 1** 6.15 x 3.60m Sloping ceiling. Exposed "A" frame. 2 Velux windows to front elevation.

## THE ACCOMMODATION IN THE ATTACHED COTTAGE COMPRISES :

### On the Ground Floor -

**Open-plan Lounge/Dining Room/Kitchen** 5.95 x 4.06m Stairs to first floor. Window and partly glazed door to north elevation. Fireplace with woodburner. Kitchen area with matching base units. Worktops and tiled splashback. Stainless steel sink. Built-in oven and 4-ring gas hob. Space for under-counter fridge. Exposed stone wall and beams.

**Bedroom 1** 4.58 x 2.69m Window to north elevation. Wood flooring.

**Shower Room** Laminate flooring. Showser. WC. Obscure glazed window to east elevation. Pedestal basin.

### On the First floor -

**Mezzanine/Bedroom 2** Sloping ceiling. 3 skylights to west and 2 to east elevations. Exposed "A" frame. Door into further attic space currently used for storage.

## OUTSIDE :

**Garden and paddocks.** Patio for the main house. Well.

**Detached Barn/Car Port** 5.85 x 4.52m **Attached 2-storey stone barn** 5.20 x 2.98m. Attached **Timber Barn/Garage** with sheet metal roof.

Attached to main house timber, brick, and tile **Barn.**

**Detached stone barn - Room 1** 5.93 x 5.30m Door to front elevation. **Room 2** (Old stable) 8.00 x 5.93m Door and 2 windows to front elevation. Stone floor.

**Tool Shed in the basement** under the attached cottage with external access. Oil storage tank.

#### **ADDITIONAL INFORMATION :**

Mains water (1 supply), telephone and electricity (3 supplies) are connected. Fibre optic broadband believed to be available. Heating and hot water in the main house and 2 apartments are provided by oil central heating. Double glazed windows. Drainage is to a septic tank.

#### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 1200€ per annum

Taxe d'habitation : Means tested

**Asking price : 235,000€ including Agency fees of 15,000€. In addition the buyer will pay the Notaire's fees – 17,100€**

**Please note :** All room sizes are approximate. Agent has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However this information does not form part of a contract and no warranties are given or implied.

**Estimated annual energy costs of the dwelling between 9 541€ and 12 909€ For All 4 Properties**

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

**Property Ref : SIF – 001895**



### Summary

Property type:	Countryside house
Bedrooms:	9
Bathrooms	8
Price	€235,000

### Key Information

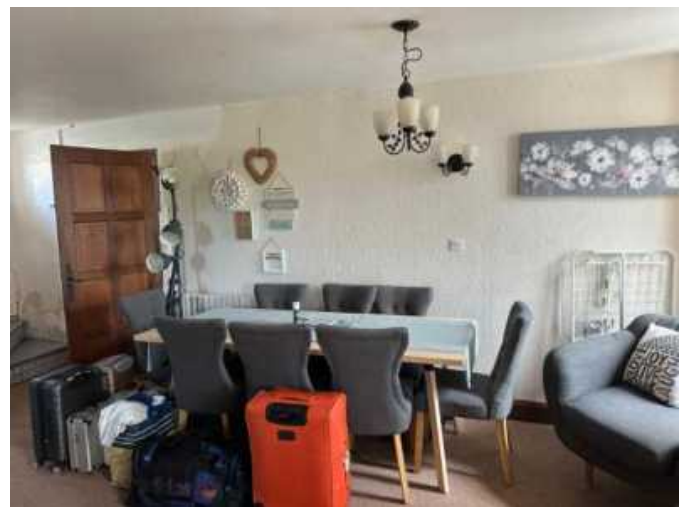
Internal Area:	32835 sqm
Land Area:	1.57 ha

### Location: Normandy



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## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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