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Countryside house for sale in Orne - VIRTUAL TOUR

Flers , Orne , Normandy



€139,500

inc. of agency fees

4 Beds 2 Baths 128 sqm 0.28 ha

Unique detached house with separate brick built house to renovate with nearly 3/4 acre garden This property has been renovated by...

At a Glance

Reference MFH-NORF01920

Bed 4

Land 0.28 ha

Near to Flers

Bath 2

Pool No

Price €139,500

Hab.Space 128 sqm

Land Tax N/A

Property Description

Unique detached house with separate brick built house to renovate with nearly 3/4 acre garden

This property has been renovated by the present owners over the last 20 years - it has been re-wired, had new plumbing and bathrooms, new windows and oil fired central heating during that time. It would now benefit from further modernisation and re-decoration. The separate detached house would require complete renovation. The park like gardens surround the property on all sides. Viewing is highly recommended to appreciate the potential of the property.

The property is situated in the Orne department (Normandy region) in the north of France at 66 km from Alencon, the department capital. The nearest large town is Flers (9km) with all it's many amenities, supermarkets, restaurants, boulangeries, hospital and the mainline train station with daily trains to Paris. The ferry port of Ouistreham is 91km, Cherbourg is 152 km and Calais 426 km.

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THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:

On the Ground Floor -

Kitchen/Breakfast Room 3.07 x 2.99m Ornamental fireplace. Partly glazed door and window to rear elevation. Tiled floor. Range of matching base and wall units. Worktops and tiled splashbacks. Sinks with mixer tap. Space and plumbing for dishwasher. Space for under-counter fridge. Radiator. Electric hob and built-in oven.

Inner Hall Partly glazed double doors to front elevation. Radiator. Electrics. Door to stairs to basement and door to stairs to first floor.

Lounge/Dining Room 7.42 x 4.30m Large coloured door and bay window to front and 2 windows to rear elevations. Fireplace with woodburner. Laminate flooring. Ceiling rose and coving. 2 radiators.

Cloakroom Window to rear elevation. WC. Hand basin.

On the First Floor -

Landing Stairs to second floor. Window to front elevation. Laminate flooring.

Cloakroom Window to rear elevation. WC. Hand basin. Laminate flooring.

Bathroom 2.89 x 2.55m Window to rear elevation. Radiator. Bath incorporating a shower with jets. WC. Vanity unit.

Bedroom 1 4.13 x 3.25m Window to rear elevation. Radiator. Marble ornamental fireplace.

Bedroom 2 4.07 x 4.00m Radiator. Partly glazed double doors to front elevation and "Juliette" balcony.

On the Second Floor -

Landing Window to east and south elevations. Radiator. Wood flooring. Galleried ceiling in the turret area.

Bedroom 3 4.56 x 4.12m Laminate flooring. Window to front elevation. Sloping ceiling. Radiator.

Bedroom 4 3.93 x 2.50m Window to rear elevation. Ornamental marble fireplace. Laminate flooring. Radiator. Sloping ceiling.

Shower Room 3.07 x 2.25m Sloping ceiling. window to rear elevation. Shower with jets.
WC. Vanity basin with mirror and light over. Radiator.

In the Basement -

Games Room/Boiler Room Double doors to garden. Utility area with boiler.

OUTSIDE :

Attached Garage 8.03 x 5.20m Concrete floor. Garage door to north and pedestrian door to front and east elevations.

Detached House constructed of block and brick under a slate roof comprising :

On the Ground Floor -

Entrance Hall Stairs to first floor.

Room 1 4.84 x 3.85m 3 windows to front elevation. Concrete floor.

Cloakroom Toilet.

Room 2 4.58 x 2.76m

On the First Floor -

Landing Velux window to east elevation. WC.

Bedroom 1 4.30 x 2.72m Window to front elevation.

Bedroom 2 4.67 x 4.29m Window to front and east elevations. Ornamental fireplace.

Bedroom 3 4.72 x 4.09m Window to east and west elevations.

OUTSIDE :

Attached Garage 5.13 x 3.06m Double wooden doors. Concrete floor.

The garden surrounds the property on all sides and is part walled with an access to the east and another via double wrought iron gates to the south. The garden is laid to lawn with mature hedges and trees. There is a raised terrace to the side of the main house.

ADDITIONAL INFORMATION :

Mains water, drainage and electricity are connected. There is a telephone line, but not currently in use. Oil fired central heating and hot water with additional heating being provided via a wood burner. Double glazed windows.

FINANCIAL DETAILS :

Taxes Foncières : 793€ per annum (2021)

Taxe d'habitation : € per annum

Asking price : 139,500€ including Agency fees of 9,500€. In addition the buyer will pay the Notaire's fee of 10,900€

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 3 964€ and 5 362€ 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)

Property Ref : SIF -001920

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€139,500

Key Information

Internal Area:	128 sqm
Land Area:	0.28 ha

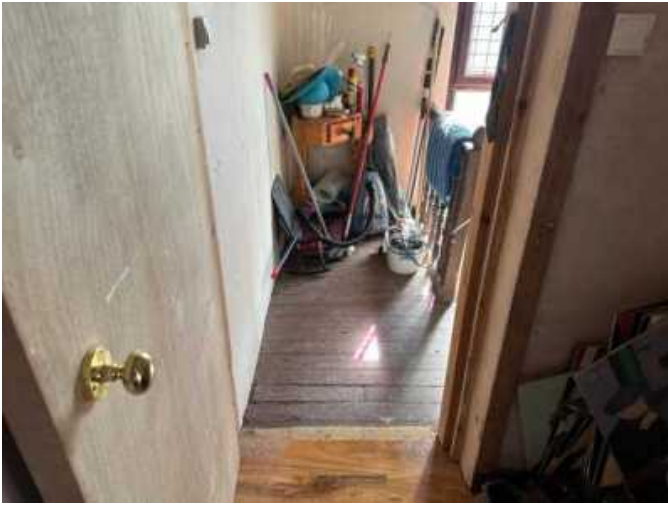
Location: Normandy



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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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