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## Countryside house for sale in Orne - VIRTUAL TOUR

**Passais la Conception , Orne , Normandy**



# €166,000

**inc. of agency fees**

**3 Beds   3 Baths   163 sqm   0.09 ha**

Spacious detached house with versatile accommodation, garden and no neighbours This property has been under the same ownership over...

### At a Glance

**Reference** MFH-NORF01995

**Bed** 3

**Land** 0.09 ha

**Near to** Passais la  
Conception

**Bath** 3

**Pool** No

**Price** €166,000

**Hab.Space** 163 sqm

**Land Tax** N/A

### Property Description

Spacious detached house with versatile accommodation, garden and no neighbours

This property has been under the same ownership over the last 16 years. It offers extremely versatile accommodation with 3 bedrooms and 3 bathrooms. The master bedroom with en-suite shower room is on the ground floor. The layout of the accommodation and bedrooms would lend itself to a large family group. There is a manageable sized garden. Some of the doors and windows and beams have been replaced and the property has been treated for woodworm. It is move in ready. There is room to create another en-suite bedroom in the attic space.

The property is situated in the south of the Orne department of Normandy near a bustling village with bakery, small supermarket, two banks, tabac, pharmacy, butchers, bar/restaurant, hardware shop, book shop, post office, art gallery, hairdressers and electrical shop. It is 10km east of Le Teilleul, 12km from the medieval town of Domfront and 15km north of the major town of Gorron. The UNESCO heritage site of Mont Saint Michel and the beaches are about 64km from the property. The ferry port of Caen Ouistreham is about a 90 minute drive, as is Saint Malo. The ferry ports of Cherbourg Octeville and Le Havre are about two and a half hours away and Calais is approximately 4 hours by car.

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## **THE ACCOMMODATION COMPRISES :**

### **On the ground floor -**

**Entrance Hall** 2.03 x 1.44m Half glazed door to front elevation. Oak flooring. Cupboard housing electrics.

**Cloakroom** Tiled floor. Partly tiled walls. WC. Hand basin.

**Master Bedroom** 4.05 x 3.64m 2 windows to south and window to east elevations. Oak flooring. Exposed beams. Built-in wardrobe. **Door to:**

**En-Suite Bathroom** 4.07 x 2.16m 2 windows to north elevation. Tiled floor and partly tiled walls. WC. Hand basin. Heated towel rail. Bath with mixer tap/shower fitment. Large shower. Exposed beam.

**Lounge** 6.53 x 5.83m (max) Window to south and west , and glazed door and window to north elevations. Oak flooring. Fireplace with woodburner. Exposed beams. Stairs to first floor with cupboard under housing hot water cylinder. Glazed double doors to:

**Garden Room** 3.68 x 3.52m 2 windows to north, 2 skylights to west, and 2 windows and glazed double doors to south elevation. Tiled floor.

**Kitchen/Dining Room** 4.98 x 3.74m Arched window to east, window to north, and partly glazed "stable" door to south elevations. Tiled floor. Inset spotlights. Range of matching base and full-height units. Solid wood worktops and tiled splashback. Ceramic sinks with mixer tap. Space for upright fridge/freezer. 4-ring gas hob with extractor over. Built-in oven. Stairs to first floor.

**Dining Room** 5.34 x 4.36m Window and partly glazed double doors to south and 2 windows to west elevations. Tiled floor. Woodburner. Exposed "A" frame. Sloping ceiling.

**On the First Floor (via stairs from kitchen) -**

**Landing** Wood flooring.

**Bedroom 2** 4.19 x 2.83m Window to south and east elevations. Wood flooring. Exposed "A" frame. Sloping ceiling. Hot water cylinder feeding the kitchen and bedroom 2. Door to:

**En-Suite Shower Room** 4.19 x 1.00m Exposed beam. Shower. WC. Pedestal basin. Sloping ceiling.

**On the First Floor (via stairs from lounge) -**

**Landing** Oak flooring.

**Bedroom 3** 5.36 x 4.22m Exposed beams. Window to east and Velux window to north elevations. Laminate flooring. Exposed "A" frame. Sloping ceiling.

**Bathroom** 2.93 x 1.74m Tiled floor and partly tiled walls. Velux window to south elevation. Pedestal basin. WC. Heated towel rail. Sloping ceiling. Large shower. Bath with mixer tap/shower fitment.

**Loft Area** 5.36 x 3.65m To renovate. Window to west and skylight to south elevations.

**OUTSIDE :**

**Attached Laundry Room** 2.85 x 2.28m Sink with mixer tap. Space and plumbing (cold feed only) for washing machine and space for tumble dryer. Door and window to north elevation.

**Attached Shed** 2.85 x 1.71m Door to south elevation.

Double wooden gates lead to a gravel drive and parking space. The garden is laid to lawn with mature shrubs. Gravel and slab patio.

**ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. 4G used in the house. Heating is provided by two woodburners and electric convector heaters. Wooden frame double glazed

windows. The all water septic tank was installed in about 2000 and does not comply to regulations as it does not have a filter bed.

#### **FINANCIAL DETAILS :**

Taxes Foncières : Approx. 830€ per annum

Taxe d'habitation : Means tested. Approx 573€ per annum

**Asking price : 166,000€ including Agency fees of 11,000€. In addition the buyer will pay the Notaire's fees of 12,600€**

**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 2 117€ and 2 865€ 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](http://www.georisques.gouv.fr) (Date of establishment State of Risks and Pollution (ERP): 20/02/2025 )

### Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€166,000

### Key Information

Internal Area:	163 sqm
Land Area:	0.09 ha

### Location: Normandy





## Gallery















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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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