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## Countryside house for sale in Orne - VIRTUAL TOUR

Ceauc   , Orne , Normandy



#  320,000

inc. of agency fees

6 Beds 5 Baths 248 sqm 1.41 ha

Stunning house with 3 G  tes and lovely countryside views in over 3 acres with no neighbours This stunning house and 3 G  tes offers...

### At a Glance

**Reference** MFH-NORF0202

**Bed** 6

**Land** 1.41 ha

**Near to** Ceauc  

**Bath** 5

**Pool** No

**Price**  320,000

**Hab.Space** 248 sqm

**Land Tax** N/A

### Property Description

Stunning house with 3 Gîtes and lovely countryside views in over 3 acres with no neighbours

This stunning house and 3 Gîtes offers beautifully restored accommodation in a peaceful setting at the end of a no through road. The main house offers very comfortable, characterful family living accommodation. Another house has been divided into 3 well appointed gîtes. There are several useful outbuildings. Please note : Only gîte 1 and 3 have been measured to be included in these details. Gîte 2 is similar to the others.

The property is situated near a pretty village in the Orne department of Normandy with a communal lake and its own astronomical observatory. There you will find a bakery, a butcher, delicatessen, a small supermarket, newsagents, schools, hairdresser, bank, doctor and chemists, two bars and a restaurant and other small shops. There is a small market in the village on Thursday mornings. The Medieval Town of Domfront is 16 km away and Lassay-les-Châteaux is 12 km away and Mayenne is 20 km. The deparment capital at Alençon is 61 km. The UNESCO site of Mont St Michel is 83 km away, the Old Town of Le Mans is 129 km and the major city of Caen is 113 km affording regular access via ferry to the UK.

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

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

**Kitchen/Breakfast Room** 6.11 x 5.04m **Partly glazed "stable" door** and window with cupboard under to front elevation. Granite fireplace. Laminate flooring. Range of matching base units with worktops and tiled splashback over. Space for range-style cooker with extractor fan over. Space and plumbing for dishwasher. Space for under-counter fridge. Partly glazed door to utility room. Inset spotlights. Exposed beams. Built-in pantry cupboard. Stairs to first floor. Ceramic sink with mixer tap.

**Utility Room** 2.27 x 2.16m Part laminate flooring. Glazed door to rear garden. Space for upright fridge/freezer. Space and plumbing for washing machine and space under-counter fridge. Stainless steel sink with mixer tap. Worktops and tiled splashback.

**Cloakroom** Laminate flooring. Window to rear elevation. Part panelled walls. W. Vanity basin. Heated towel rail. Understairs cupboard housing hot water cylinder.

**Dining Room** 6.44 x 3.02m 2 windows to front elevation. Tiled floor. Cupboard housing electrics. Stairs to first floor. Radiator. Partly glazed door to decking and seating area.

**Hobby Room/Study** 2.29 x 2.22m Window and glazed door to timber decking area. Laminate flooring.

**Lounge** 6.50 x 4.43m Cupboard housing electric meter and fuseboard. Built-in shelves. Window to front elevation with cupboard under. Tiled floor. Exposed beams. Glazed double doors to south-east and window to rear elevations. Fireplace with raised hearth and woodburner.

**Study** 2.70 x 2.09m Glazed double doors to timber decking area. Convector heater

### **On the First Floor via stairs from kitchen -**

**Landing** Laminate flooring. Exposed beams and stone. Window to rear elevation. Feature arched doors to bedrooms and shower room. Velux to side elevation.

**Shower Room** 2.21 x 1.86m Tiled floor. Corner shower. Ceramic vanity basin. WC. Exposed beams. Electric towel rail. Velux window to rear elevation.

**"L" shaped Bedroom 1** 4.64 x 3.00m (max) Fitted dressing shelf. Exposed stone wall and beams. Built-in wardrobe. Velux window and window to front elevation. Laminate flooring.

**Bedroom 2** 4.30 x 2.39m Laminate flooring. Window to rear elevation. Exposed beams and stone work. Arch to walk-in wardrobe.

**Bathroom** 2.65 x 1.55m Laminate flooring. Electric towel rail. Ceramic vanity basin. Window to front elevation. WC. Bath with mixer tap/shower fitment and tiled surround. Exposed beams.

On the First Floor via stairs from the dining room -

**Bedroom 3** 4.45 x 2.36m Velux window and small window to rear elevation. Exposed beams. Door to:

**En-Suite Bathroom** 2.80 x 1.93m Laminate flooring. Ceramic vanity basin with cupboard under, partly tiled surround, and mixer tap. Velux window and small window to side elevation. WC. Bath with mixer tap/shower fitment and screen. Exposed beams.

## THE ACCOMMODATION IN GÎTE 1 COMPRISES : (Left)

### On the Ground Floor -

**Open-Plan Living Room/Kitchen** 5.22 x 4.83m Partly glazed door and window to front, and glazed double doors and window to rear elevations. Stairs to the first floor with storage area under. Electric fuseboard. Tiled floor. **Exposed beams**. Fireplace with **woodburner**. Kitchen area with matching base and wall units, with worktops and tiled splashback over. 3-ring electric ho. Built-in oven. Space for under-counter fridge. Space and plumbing for washing machine. Electric radiator.

### On the First Floor -

**Bedroom** 5 x 4m Exposed "A" frame. Velux window to south and north, and window to east

elevations. Laminate flooring. **Door to:**

**En-Suite Bathroom** 2.03 x 1.78m Window to front elevation. Bath with mixer tap/shower fitment and tiled surround. WC. Vanity basin. Heated towel rail. Laminate flooring. Sloping ceiling.

### **THE ACCOMMODATION IN GÎTE 3 COMPRISES : (Right)**

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

**Open-Plan Living room/Kitchen** 5.64 x 4.85m Partly glazed door to front and glazed double doors to rear elevations. Tiled floor. Convectector heater and electric radiator. Fireplace with raised hearth and woodburner. Exposed beams. Kitchen area with a range of matching base and wall units with worktop and tiled splashbacks. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for under-counter fridge. 4-ring gas hob . Built-in oven. Recess with electric fuseboard. Stairs to first floor.

#### **On the First Floor -**

**Bedroom** 3.20 x 2.56m Laminate flooring. Velux window to rear elevation. Exposed beams. Electric radiator. Opening to:

**En-Suite Bathroom** 2.99 x 1.21m (max) Bath with mixer tap/shower fitment and tiled surround. WC. Ceramic vanity basin with mixer tap and tiled surround. Exposed beams. Laminate flooring. Velux window to front elevation. Electric wall heater.

#### **OUTSIDE :**

**Fully enclosed garden** to the front of the property and a large terrace. Outside tap.

**Stone Barn** with slate roof divided into: **Room 1** 4.60 x 3.66m and **Room 2** 7.12 x 3.82m

Pedestrian door to front and rear elevations. Granite fireplace. Power and light.

**Attached to the house** is a wooden shed housing the pump for the all water septic tank.

**Small open-fronted** wooden storage shed with attached shed.

**Stone Barn** under a slate roof used for storage.

The garden to the rear of the house is fully fenced and laid to lawn. Patio with flower beds.

Fruit trees and second patio area. Enclosed vegetable garden with polytunnel. Well used for watering the garden.

Lower area of land is a "wild" garden.

**The garden to the rear of the Gites** is partially divided into three with seating areas, and the remainder is laid to lawn and is fully fenced.

**Old Detached Stone Bread Oven** with tiled roof 4.58 x 3.03m Concrete floor. Window and door to front elevation.

**Small paddock.**

**Large parking area** for several cars.

**Large Barn** 6.96 x 5.36m Constructed of stone under and tiled roof. Sliding metal door to front elevation. **Suitable for a motor home.** Concrete floor. Power and light.

**ADDITIONAL INFORMATION :**

Mains water, electricity and telephone are connected. Broadband internet connection.  
Double glazed windows. Heating is provided by a woodburner and electric radiators.  
Drainage is to an all water septic tank (considered to be undersized for the house and gîtes).

#### **FINANCIAL DETAILS :**

Taxes Foncières : 1,969€ annum

Taxe d'habitation : € per annum

Asking price : 320,000€ including Agency fees of 20,000€. In addition the buyer will pay the  
Notaire's fee - 22,600€

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 approximately € to € 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): 30/01/2023 )

Property Ref : SIF - 002002

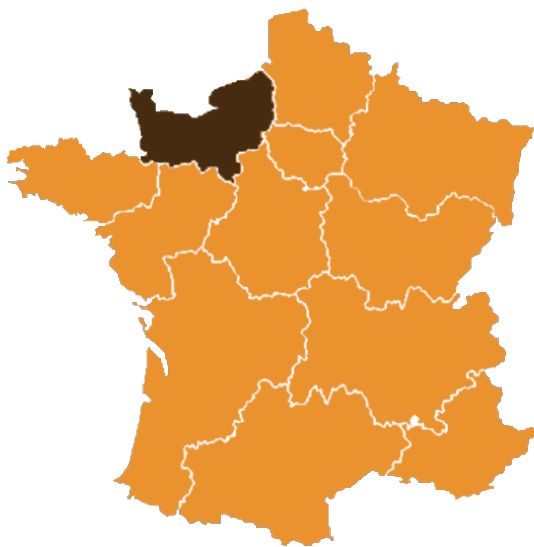
## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€320,000

## Key Information

Internal Area:	248 sqm
Land Area:	1.41 ha

## Location: Normandy





## Gallery















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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**

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**S. and L. BROWN**



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