

[Click to view MFH-NORF01706](#)

Countryside house for sale in Orne - VIRTUAL TOUR

Mantilly , Orne , Normandy



€160,000

inc. of agency fees

2 Beds 86 sqm 0.33 ha

Detached house with numerous outbuildings, large garden and pond
This property stands in a quiet rural hamlet and is immaculately...

At a Glance

Reference MFH-NORF01706
Bed 2
Land 0.33 ha

Near to Mantilly
Pool No

Price €160,000
Hab.Space 86 sqm
Land Tax N/A

Property Description

Detached house with numerous outbuildings, large garden and pond

This property stands in a quiet rural hamlet and is immaculately presented. The outside space including large barn used for garaging and workshop and the other used for a music room, craft room and storage, together

with the outside utility area and bar would lend themselves to someone working from home.

The property is situated near a village with a small supermarket, boulangerie, chemist, butcher and other shops, schools and doctor's surgery. A local small market is held on Thursdays. The property is in the Manche area of Normandy. The medieval town of Domfront and St Hilaire du Harcouët with all amenities are only a short distance away. The famous fortified church and UNESCO heritage site, MONT ST MICHEL, is only 40 minutes away and the port of ST. MALO a bit further along the coast. It is 1 hour 12 minutes drive from Saint-Lo (45 miles); 1 hour 19 minutes drive from Laval (45 miles) and 2 hours 38 minutes drive from Nantes (137 miles). The ferry port at Caen Ouistreham is 1 hour and 43 minutes drive and Cherbourg is 2 hours and 25 minutes.

here

THE ACCOMMODATION COMPRISES :

On the ground floor -

Covered Porch and Seating Area

Living Room/Kitchen 6.48 x 5.22m Partly glazed "stable" door to front, glazed double doors to rear and window to east and south elevations. Tiled floor. 2 radiators. Exposed beams. Wood-burner. Exposed stone wall. Range of matching base and wall units with built-in oven and 5 ring gas hob with extractor over. Space and plumbing for dishwasher and upright American style fridge/freezer. Ceramic sink with mixer tap. Display cabinets and shelving. Worktops and tiled splash-backs. Door to stairs to first floor.

"Jack & Jill" Shower Room 2.58 x 1.83m Tiled walls and floor. Radiator. WC. Pedestal basin. Shower. Extractor. Window to rear elevation. Built-in cupboard. Electric radiator.

Bedroom 1 5.10 x 4.57m (max) Laminate flooring. 2 windows to front elevation. 2 radiators. Built-in cupboard.

On the First Floor -

Mezzanine/Occasional Bedroom 4.52 x 3.35m (max) Velux window to front and rear elevations. Exposed beams. Sloping ceiling.

Cloakroom Velux window to rear elevation. WC. Pedestal basin.

Dressing Room Laminate flooring.

Master Bedroom 3.94 x 3.35m 2 Velux windows to rear and Velux window to front elevations. Sloping ceiling. Exposed beams. Storage cupboard.

OUTSIDE :

A pink gravel drive leads to a large parking and turning area and stone and corrugated iron Barn/Workshop/Garage.

Workshop 5.95 x 4.49m Pedestrian door and sliding garage door. Concrete floor. Power and light. Work benches and shelving.

Attached Barn 11.70 x 5.95m Sliding door to front elevation. Earth floor. Power and light. (Ideal for motor home etc.)

Separate Barn constructed of block under a Fibro cement roof. Part timber cladding. Double wooden doors to front elevation. Divided into :

Inside Storage Area 7.46 x 4.07m Earth floor. Steps up to mezzanine storage area. Shelving.

Craft Room 6.53 x 3.28m Window. Inset spotlights.

Sound Insulated Music Room 5.68 x 2.48m

Well originally used for domestic water but now used for garden and utility room.

Model Railway/Hobby Room 7.10 x 4.39m Cupboard housing well water pump and fuse board. Inset spotlights. Exposed beams.

Attached **Utility Room** 3.32 x 3.14m Door to front elevation. Stainless steel sinks with mixer tap. Worktops with cupboard over. Space and plumbing for washing machine.

Attached stone **log store**. Decking area. Covered Porch. Gravel Seating Area.

Summer Kitchen 3.07 x 1.61m Decking area to front. Stainless steel sink with mixer tap. Worktop. 2 windows and door to front elevation. Power and light.

Attached **Bar** Power and light. Outside lights. **Large decking area** overlooking pond with fountain. Seating area. Pergola. Raised flower beds.

Enclosed decking area for hot tub or above ground pool. Metal shed.

Vegetable garden. Potting shed/greenhouse. Outside tap.

Attached to the rear of the house is a boiler room with oil storage tank.

Shaded garden area. Orchard with variety of fruit trees including apple, pear, cherry and plums.

Open ended storage shed attached to the garage.

ADDITIONAL INFORMATION :

Mains electricity, water and telephone are connected. Telephone landline not in use. Oil fired central heating. Drainage is to an all water septic tank believed to have been installed in 2003. Broadband internet connection. Double glazed pvc windows. Well and pump for use in the garden and utility room.

FINANCIAL DETAILS :

Taxes Foncières : 587€ per annum

Summary

Property type:	Countryside house
Bedrooms:	2
Price	€160,000

Key Information

Internal Area:	86 sqm
Land Area:	0.33 ha

Location: Normandy



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

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 calling 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

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved