

Near DOMFRONT, house in the country, land for ponies, large veggie plot, a very large barn and courtyard.



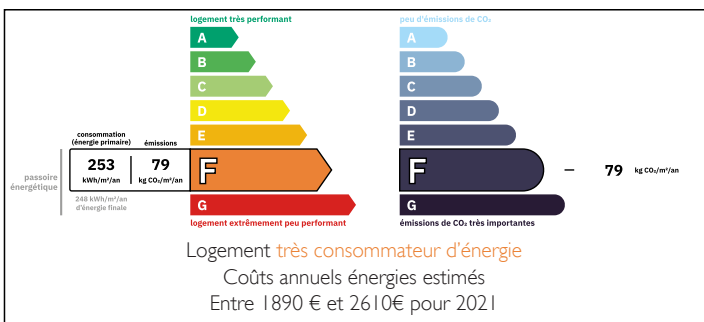
## INFORMATION

Town:	Domfront en Poiraise
Department:	Orne
Bed:	4
Bath:	1
Floor:	95 m2
Plot Size:	4872 m2

## IN BRIEF

A rural home, south west facing with great potential for an agricultural business such as cultivating fruits and vegetables. In a calm countryside location with few neighbours but near the beautiful Domfront at 7kms for the shops, cafés and restaurants and annual medieval festival and weekly markets.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A stone dwelling with a slate and tile roof, comprising: - On the ground floor: a kitchen, four small bedrooms which can be reconfigured, a storeroom, a lounge, a bathroom and a corridor. An old stable and a cowshed are adjoining the house.

The basement comprises four rooms including a boiler room, two garages and a cellar.

Outside, there is a long, open barn.

Land with a well in front of the house.

The house benefits from oil-fired heating and double glazing in part

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 237 EUR

Taxe habitation: EUR

## NOTES