

For Sale in Joué-du-Bois (Orne): House (168 m<sup>2</sup>) with land of 31,899 m<sup>2</sup> (+ outbuildings, a pond, a well...)



## INFORMATION

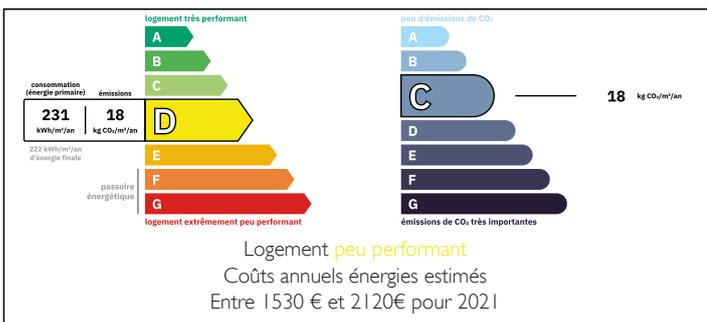
Town:	Joué-du-Bois
Department:	Orne
Bed:	6
Bath:	2
Floor:	168 m <sup>2</sup>
Plot Size:	31899 m <sup>2</sup>



## IN BRIEF

For Sale in Joué-du-Bois (Orne): House (168 m<sup>2</sup>) with land of 31,899 m<sup>2</sup> (+ outbuildings, a pond, a well...) Strong potential for possible conversion into an event venue (with numerous outbuildings, longères, barn, etc.), isolated, peaceful, surrounded by greenery!

## 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

For Sale: Charming Property in Joué-du-Bois (Orne, Normandy)

An isolated old former farmstead comprising a house (living area: 168m<sup>2</sup> + an apartment) and over 3 hectares of land, with outbuildings, a pond (3.9a), and a well. Great potential to become a large gîte and host events.

The house has 9 rooms, including:

Ground Floor: A dining room (32m<sup>2</sup>) with a granite fireplace and exposed beams, a door with access to the terrace; a fitted kitchen in oak with a bar (26m<sup>2</sup>, equipped with a fridge, oven, microwave oven, dishwasher, extractor hood, and gas hob); a bathroom + WC (4m<sup>2</sup>); and a wooden staircase.

First Floor: 4 bedrooms (13.5; 10; 9; 8 m<sup>2</sup>; decoration work required on the walls), an office (7.7m<sup>2</sup>), a fitted dressing room (3m<sup>2</sup>), 1 toilet.

Outside:

A terrace (9m long) facing south (with plaques).

An annex with, on the ground floor (26+19m<sup>2</sup>): an oil boiler, storage, oil tank, laundry room, wood storage; and upstairs, accessible from the dining room and the ground floor, an apartment (renovation required, 3 rooms): living room (25m<sup>2</sup>, possibility of future kitchen, storage), a bathroom + WC; and two bedrooms (2x8m<sup>2</sup>: without windows).

A garage (attached to the house, concrete floor, attic).

A building (barn) of 90m<sup>2</sup> (for possible agricultural machinery, concrete floor; possible conversion into gîtes).

A small stone farmhouse (longère), that has been used as a lab (hunting) and workshop (15m<sup>2</sup>), and a

## LOCAL TAXES

Taxe foncière: **990 EUR**

Taxe habitation: **EUR**

## NOTES