

Former farmhouse in Normandy – Unique property with great potential and multiple renovation possibilities



INFORMATION

Town:	Trun
Department:	Orne
Bed:	1
Bath:	1
Floor:	66 m ²
Plot Size:	6571 m ²

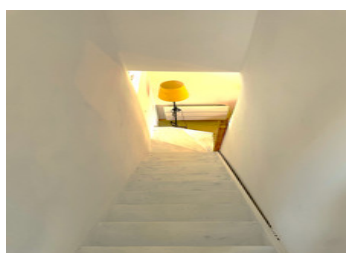
IN BRIEF

For sale: former farmhouse in a small village in Orne, less than 5 km from Trun, near a château. This unique property features a 6571m² plot, a large square courtyard, and numerous outbuildings suitable for renovation (guesthouses, workshops, reception spaces).

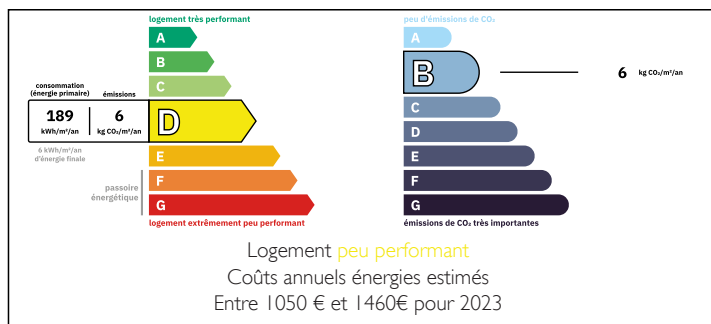
The 66m² house includes a bright living area with an open kitchen and a limestone fireplace with a wood stove. Upstairs, a landing leads to a spacious 15m² bedroom, a 7.5m² room (ideal as a dressing room or child's bedroom), and a 12m² shower room with WC.

Outbuildings include a barn, workshop, old village hall, cellar, cider press, and two stalls. A large exterior hangar is also present.

Renovations: electrical system and windows updated, fiber optic installed. Planned works: attic framework renovation and hangar reconstruction. Electric + wood heating, kitchen appliances included. An exceptional opportunity for renovation in a

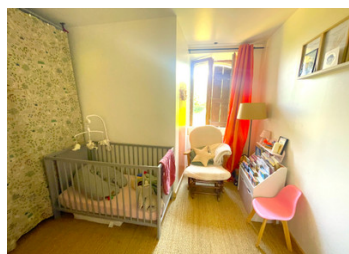


ENERGY - DPE



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

****Former Farmhouse for Sale: Orme, Normandy, near Trun****

For sale: a property with great potential, with initial renovations done for the living area.

This former farmhouse, located near a château, sits in a small village in Orme, less than 5 km from Trun (shops, schools, doctors, etc.).

This unique property offers an exceptional living environment, featuring a ****6571m² plot****, a ****large square courtyard****, ****numerous outbuildings**** (which can be converted into guesthouses or used for public accommodations), a ****covered terrace****, ****two stalls****, and ****66m² of living space****.

LOCAL TAXES

Taxe habitation: EUR

The House:

- ****Ground floor:**** A bright and well-renovated living area with an ****open and fitted kitchen****, a ****large limestone fireplace**** with a wood-burning stove (+ storage).
- ****Upper floor:****
- A ****landing**** leading to a ****beautiful and bright 15m² bedroom**** (coconut fiber flooring, needs repainting).
- An adjacent ****room**** (could serve as a dressing room or a child's bedroom: ****7.5m²****).
- A ****12m² shower room**** with a ****WC****.

The Outbuildings:

- ****Attic**** (accessible via the landing near the bedroom): ****51m²****
- ****Large room under the attic****: ****51m²****, including an ****old kitchen (12m²)****
- ****Former village event hall****: ****140m²****
- ****Workshop****: ****27m²****, with access to the garden behind the house
- ****Former cider press****: ****61m²****
- ****Side annex of the courtyard****
- ****Room****: ****75m²****
- ****Wine cellar (barrels)****:...

NOTES