

A Beautiful rural 3 bedroom house nestled in the heart of Normandy with rental potential

EXCLUSIVE



INFORMATION

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| Town: | Domfront en Poiraise |
| Department: | Orne |
| Bed: | 3 |
| Bath: | 5 |
| Floor: | 182 m2 |
| Plot Size: | 11565 m2 |

IN BRIEF

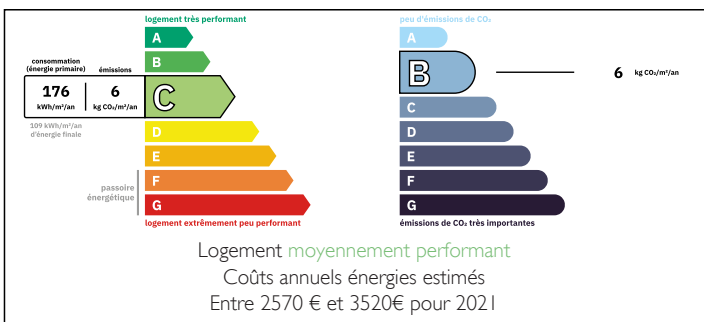
Charming 3-bedroom rural house in the rolling countryside of Lower Normandy, just 5 minutes from Domfront with shops, restaurants, and all amenities. This character property offers flexible living with the option to create a self-contained gîte or Airbnb, ideal for rental income or multi-generational living.

Set on attractive grounds with a stream, bridges and abundant wildlife, the property also features a mature orchard for leisure use. A large courtyard provides ample parking, while outbuildings including 2 barns, storage space, and a beautifully restored traditional bread oven.

This property runs on electric heating, which are rarely needed with the option of using woodburners in certain rooms and it has UPVC windows throughout.



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

Tucked away along a peaceful and picturesque country lane, this charming rural property in Normandy offers a rare combination of character, space, and versatility. Accessed via a neatly gravelled driveway, the approach opens into a spacious courtyard with ample parking, creating an immediate sense of privacy and tranquillity—ideal for those seeking a country house in France.

To the left sits the main house, full of original features and warmth, while to the right a smaller barn, now used as a practical log store, has been sympathetically restored, retaining its traditional bread oven. Directly ahead, a substantial barn provides excellent workshop space and outbuildings in Normandy, with room for vehicle storage and an upper level offering potential for a home office, artist studio, or further development (subject to permissions).

The grounds are a true highlight of this property with land in France. A beautifully terraced garden sits just off the courtyard, perfect for outdoor dining and entertaining. To the rear, a second terrace leads into the main garden. Crossing a charming bridge, you will find a flat fruit orchard—ideal for those dreaming of a smallholding in France or exploring gîte business potential. Its location close to a popular cycling route enhances the appeal for holiday rental in Normandy or Airbnb investment France.

The surrounding gardens unfold into a variety of landscaped areas, offering year-round interest. In spring, the grounds come alive with daffodils and mature shrubs, creating a colourful and inviting setting—perfect for buyers seeking a house with...

LOCAL TAXES

Taxe foncière: 1700 EUR

Taxe habitation: EUR

NOTES