

Ref: A34095YAL61

Price: 247 320 EUR

agency fees to be paid by the seller

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



# INFORMATION

Joué-du-Bois Town:

Department: Orne

Bed:

2 Bath:

Floor: 168 m2

Plot Size: 31899 m2







#### IN BRIEF

For Sale in Joué-du-Bois (Orne): House (168 m²) 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!

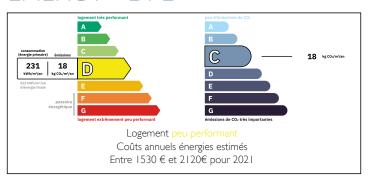








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

Taxe foncière: 990 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

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

An isolated old former farmstead comprising a house (living area:  $168m^2 + an$  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 (32m²) with a granite fireplace and exposed beams, a door with access to the terrace; a fitted kitchen in oak with a bar (26m², equipped with a fridge, oven, microwave oven, dishwasher, extractor hood, and gas hob); a bathroom + WC (4m²); and a wooden staircase.

First Floor: 4 bedrooms (13.5; 10; 9; 8 m²; decoration work required on the walls), an office (7.7m²), a fitted dressing room (3m²), I toilet.

Outside:

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

An annex with, on the ground floor (26+19m²): 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 (25m², possibility of future kitchen, storage), a bathroom + WC; and two bedrooms (2x8m²: 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 ( $15m^2$ ), and a