

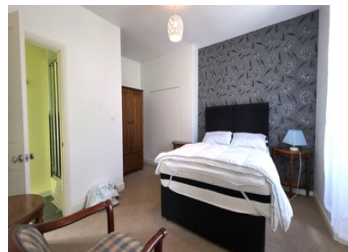
This large, airy home offers perfect family living situated in a much loved community- Domfront''



EXCLUSIVE

INFORMATION

Town:	Domfront en Poiraise
Department:	Orne
Bed:	5
Bath:	5
Floor:	128 m2
Plot Size:	2974 m2



IN BRIEF

UNDER OFFER

Residential house located on the banks of a river, comprising:

On the ground floor:

An entrance hall,

A fitted and equipped kitchen (including dishwasher, refrigerator, freezer, gas cooker and extractor hood),

A living room,

A lounge with wood-burning stove,

Separate toilet.

First floor:

A landing leading to two bedrooms, each with its own shower room with toilet.

Second floor:

A hallway,

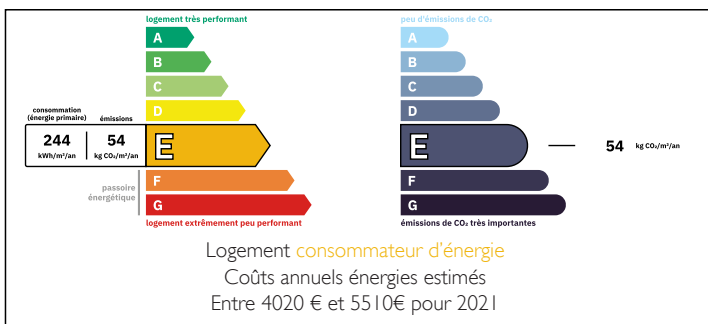
Two bedrooms, each also equipped with a shower room with toilet.

Basement:

A boiler room,

A kitchen/laundry area,

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 beautiful example of a large traditional Normandy home constructed in Domfront stone and built on the high granite banks of the river Varenne, where in the middle ages the river was used for the production of leather.

This expansive property offers potential, particularly as a guest house or boutique accommodation. Located in a town that welcomes thousands of tourists each year, it is ideally situated to take advantage of the region's rich heritage and vibrant cultural life.

Visitors are drawn to Domfront for its medieval charm, notably the ancient Château of William the Conqueror and the renowned nearby Abbaye de Lonlay. Every August, the cobbled streets come alive with a traditional medieval market that winds its way up to the town's unique cathedral, attracting history lovers and tourists alike.

A rare opportunity to own a piece of Domfront history, with potential for lettings or simply as a beautiful family residence in an unforgettable setting with park and picnic area opposite at the foot of granite cliffs..

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

LOCAL TAXES

Taxe habitation: EUR

NOTES