

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



EXCLUSIVE

## INFORMATION

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

## IN BRIEF

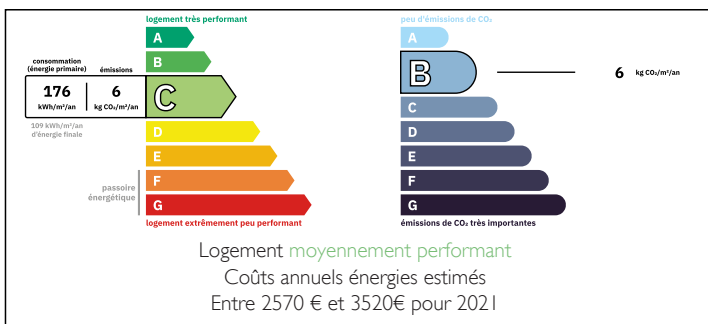
Charming 3-bedroom rural house in the rolling countryside of Lower Normandy, just 5 minutes from Domfront with shops, restaurants, and all amenities. This character property offers flexible living with the option to create a self-contained gîte or Airbnb, ideal for rental income or multi-generational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

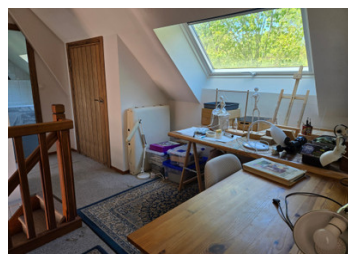


## ENERGY - DPE



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 country lane, this charming rural Normandy property offers a superb blend of character, space, and versatility. Accessed via a neatly gravelled driveway, it opens onto a spacious courtyard with ample parking, creating an immediate sense of privacy and tranquillity. The main house is full of original features and warmth, complemented by a restored barn retaining its traditional bread oven. A substantial outbuilding provides excellent workshop space, storage, and potential for further development (subject to permissions), making it ideal for a range of uses.

The grounds are a true highlight, with attractive terraced gardens perfect for outdoor dining, landscaped areas, and a flat fruit orchard accessed via a charming bridge. This setting is ideal for those seeking a smallholding lifestyle or exploring gîte or holiday rental potential. Its proximity to a popular cycling route further enhances its appeal.

Inside, the property combines comfort with character. A modern kitchen opens into a cosy dining area with a wood-burning stove, while a welcoming living room and practical utility spaces add to the home's functionality. Upstairs offers flexible accommodation, including a principal bedroom with en suite, additional bedrooms, family bathrooms, and space for a home office or reading area. A separate section with its own entrance and kitchen/living space provides excellent potential for guest accommodation, gîte use, or multi-generational living.

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

## LOCAL TAXES

**Taxe foncière:** 1700 EUR

**Taxe habitation:** EUR

## NOTES