

A large 3 story house in a quiet village, with a beautiful garden to the rear in an historic area

EXCLUSIVE



INFORMATION

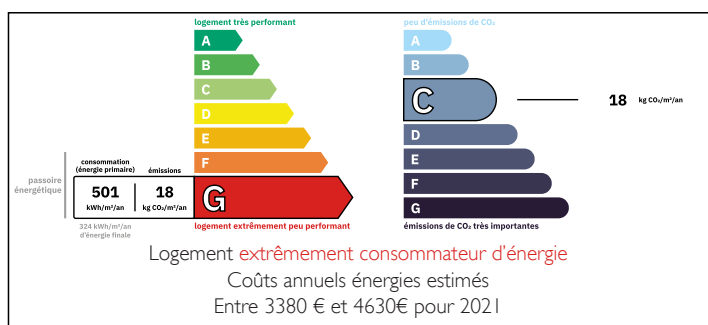
Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	141 m2
Plot Size:	945 m2

IN BRIEF

Charming stone house for sale in Normandy, located in the peaceful village of Sept-Forges in the Orne. This character property in France offers excellent potential as a renovation project, holiday home, or permanent residence. Built in traditional Norman style with a slate roof, the house features a dining room with wood burner, separate lounge with fireplace, fitted kitchen, three bedrooms, and a bathroom. An attic with two rooms provides further development potential. At lower level, cellars and caves offer storage or workshop space. Set on approx. 945m² with courtyard, enclosed garden, and garage. Connected to mains drainage. Requires updating, making it an ideal investment property in France with scope to add value. Peaceful rural setting close to Domfront and Lassay Les Chateaux

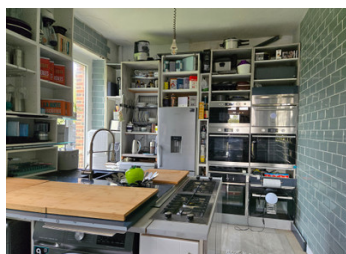
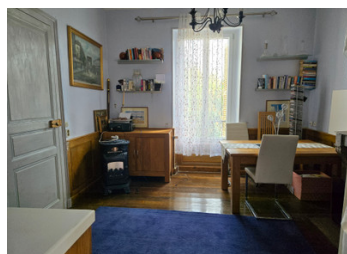
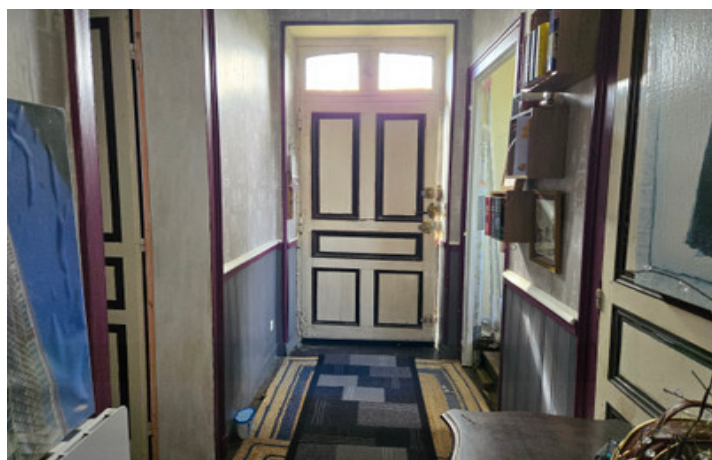


ENERGY - DPE



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

This charming and characterful stone-built property, built in the 1940's, is situated in the peaceful rural commune of Sept-Forges, within the Orne department of Normandy. Positioned along the route from Domfront to the beautiful village of Lassay Les Chateaux, the house enjoys a quiet village setting typical of the region, offering both tranquillity and accessibility. With its traditional construction, slate roof, and authentic features, the property represents a classic example of Norman architecture, combining historical charm with practical living space and significant development potential.

Constructed in the classic regional style, the property features solid stone walls and a slate roof, reflecting the enduring architectural traditions of Normandy. Stone-built homes are particularly characteristic of western Normandy, where granite and other local materials have historically been used to create robust and long-lasting rural dwellings. These properties are highly sought after for their charm, durability, and connection to the region's cultural heritage.

This property represents not only a home but also an opportunity: a chance to restore, modernise, and personalise a traditional Norman residence while preserving its original character.

Sept-Forges is a small and peaceful commune located near the historic town of Domfront, an area known for its medieval architecture, natural beauty, and relaxed pace of life. The surrounding Orne countryside is widely appreciated for its green landscapes, forests, and outdoor activities, making it an ideal destination for both permanent living and holiday retreats.

Normandy itself is one of France's most diverse and attractive regions. It combines a rich historical...

LOCAL TAXES

Taxe foncière: 550 EUR

NOTES