

Character 3-bedroom former blacksmith's house with barns and 2.39 hectares, ideal for horses



INFORMATION

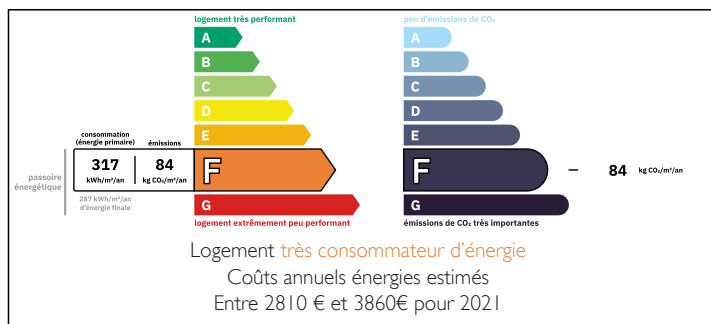
Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	93 m2
Plot Size:	23888 m2



IN BRIEF

Character three-bedroom former blacksmith's property dating from 1866, with large barns, an old stable and approximately 2.39 hectares of land. The property has a private front courtyard and a decked area overlooking the fields to the rear. Set in a peaceful location close to local amenities, it offers plenty of potential for animals, storage or further projects.

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 bright and welcoming three-bedroom former blacksmith's house offers plenty of character, two large barns and approximately 23,888 m² of land. A date stone on the property shows the year 1866.

The house is arranged over three floors.

On the ground floor is an entrance hall (7.35m²) with a built-in cupboard, a separate WC and a comfortable living room (15m²) with an open-plan kitchen (8.9m²)

The first floor has two bedrooms (17m² & 11m²) and a family bathroom (4.6m²). On the top floor is a charming attic bedroom (26m²). The property also has a cellar (36.12m²).

Outside, there is a private courtyard to the front of the house. At the rear, a decking area overlooks the land (2.39 hectares) and provides a lovely place to sit and enjoy the open countryside views and peaceful surroundings.

Two large adjoining barns (55m² & 70m²) offer excellent storage space and could be suitable for vehicles, a workshop or animals. With almost 2.4 hectares of land, the property could be ideal for horses, ponies, a smallholding or anyone looking for plenty of outdoor space.

There is also an old red-brick dwelling (33m²) inbetween the house and the large barn. It already has a new roof and could offer renovation potential, subject to the necessary planning permission. Part of an old ruin is also included in the sale.

With its useful outbuildings, extensive land, private setting and open views, this character property offers plenty of potential as a family home, equestrian property or countryside retreat.

The...

LOCAL TAXES

Taxe foncière: 400 EUR

NOTES