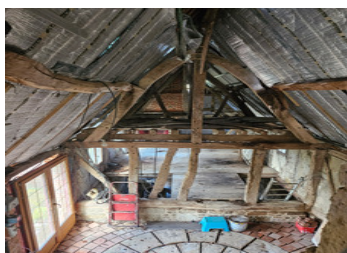
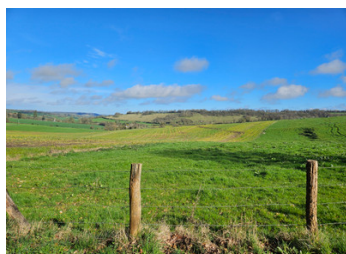


A renovation project with period features, and stunning views

EXCLUSIVE



INFORMATION

Town:	Aubry-le-Panthou
Department:	Orne
Bed:	3
Bath:	0
Floor:	80 m2
Plot Size:	1130 m2

IN BRIEF

This property is situated at the top of the valley, and provides stunning views down into the valley space. A sought after area of the Pays d'Auge region to profit from the French country lifestyle. On a quiet country road, this would be a beautiful home once finished. There are three levels to the house. The entrance level has a space of 58m2 with two open fireplaces. There is the floor below with 30m2 that was planned for kitchen and dining room, and the first floor which could accomodate 2/3 bedrooms depending on your designs. 10 minutes by car to Vimoutiers for commerce and services 30 minutes to Argentan for hypermarkets and train for high speed to Paris in 2 hours 1h15 to Ouistreham ferries 15 minutes to Gace with access to A28 motorway.

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

null

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

LOCAL TAXES

Taxe foncière: 538 EUR

NOTES