

Two railway cottages for the price of one, great investment opportunity with income potential, close to Flers.



## INFORMATION

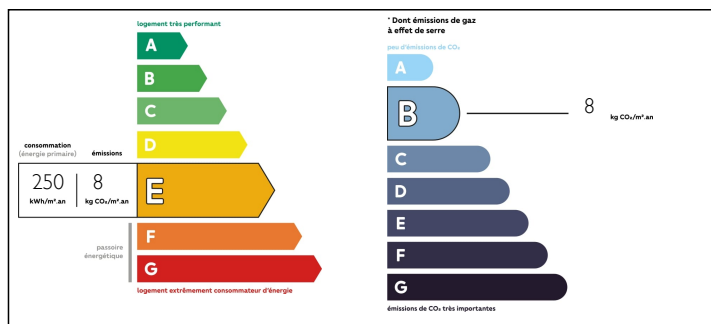
Town:	La Selle-la-Forge
Department:	Orne
Bed:	6
Bath:	3
Floor:	150 m2
Plot Size:	1590 m2

## IN BRIEF

Character railway cottages, situated in front of the railway track but in a countryside location with lovely views to the rear, yet just a short drive from all the amenities which Flers has to offer, including station with direct train to Paris. The larger property is perfectly habitable, the smaller is in need of some refurbishment, although it does have double glazing and work has been done to the roof. Both have been used for rental income by the vendor, so ideal for investors. Alternatively, you could live in one and rent one, or use both for an extended family.



## 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

Situated at the end of a quiet lane, these two properties offer the following accommodation;

House 1, approximately 100m2 comprises,

On the ground floor, two sitting rooms, a kitchen and cloakroom with wc.

Upstairs there is a landing giving access to four bedrooms, shower room with wc and a storeroom. There is an attic overall.

Outside, there is a very large workshop area with garage attached, ideal for a tradesman, plus a further outbuilding. Garden area of around 1280m2

House 2, approximately 60m2

On the ground floor, a kitchen but note, no units and a large living/dining room with access to the downstairs bathroom, in need of refurbishment.

Upstairs there are two interconnecting bedrooms.

There is a dry cellar.

Detached garage and garden of approximately 310m2.

## LOCAL TAXES

**Taxe foncière: 1507 EUR**

## NOTES

-----

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