

Super village property with potential, two houses, garage, outbuilding, courtyard and garden.

EXCLUSIVE



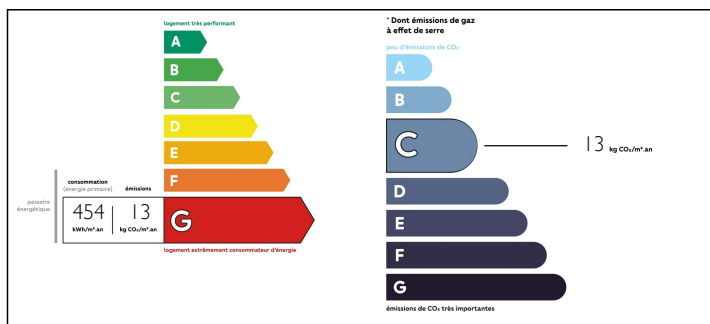
INFORMATION

Town:	Vieux-Pont
Department:	Orne
Bed:	5
Bath:	1
Floor:	130 m2
Plot Size:	850 m2

IN BRIEF

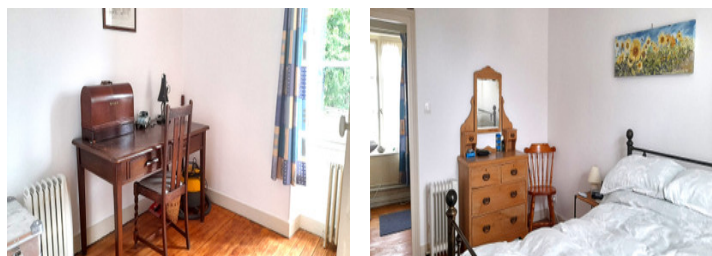
Great opportunity to acquire two adjoining houses in a popular village location, 10 mins from Ecouché Les Vallées and 20 mins from Argentan. The properties have undergone an extensive program of works including new rooves, electrics, plumbing, double glazing and larger one is perfectly habitable, the other needs some updating but masses of potential to develop further. Many original features have been retained including, fireplaces, tiles, wood flooring and exposed stone walls, all of which add to the character. There is an integral garage and a further outbuilding in the large courtyard to the rear, beyond which, is a good size, reasonably private garden with established fruit trees, shrubs and vegetable plot.

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.



LOCAL TAXES

Taxe foncière: 481 EUR

NOTES

DESCRIPTION

Situated in the heart of the village, yet with a surprisingly good size garden offering views over the countryside.

First house;

Entering directly into;

Living room, 25m², dual aspect with wood burning stove and stairs to first floor.

Kitchen, 17m², dual aspect with door leading to rear courtyard, original fireplace with wood burner.

On the first floor,

Two bedrooms, 12.5m², 11m² and an occasional bedroom/study 8.5m²

Bathroom with bath, basin and wc.

Second floor,

Large attic, potential for further accommodation subject to permission.

Second house; to renovate

Sitting room, 14m².

Former kitchen 8.5m²

First floor,

Two bedrooms, 14m², 12m².

Former bathroom area, inner hall with stairs to attic.

Integral garage with plumbing and electricity.

Outside to the rear, is a lovely courtyard a good size outbuilding with two rooms 14m² and 10m², currently used for wood storage and laundry area. Attached to this is an outside wc. and old rabbit hutches.

The garden has established fruit trees, shrubs and a vegetable plot and has lovely far reaching views.