

Town house with 2/3 bedrooms, terrace and garden, close to Alençon town center, in Normandy.



## INFORMATION

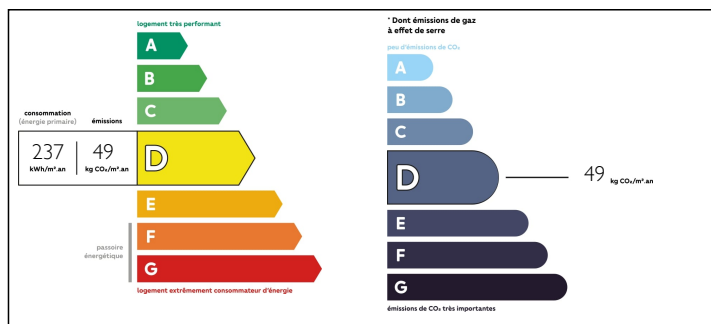
Town:	Alençon
Department:	Orne
Bed:	2
Bath:	1
Floor:	76.83 m2
Plot Size:	240 m2

## IN BRIEF

This pleasant 2/3-bedroom terraced house with unoverlooked garden is close to all shops and services. Ideally located 10 minutes' walk from Alençon train station, on a busy thoroughfare, it's also a stone's throw from the town center. Alençon is an historical city of south Normandy set one and a half hour from ferries, by highway (Ouistreham).



## 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

Attached on one side only, this bright house in need of refurbishment comprises, on the first floor, an entrance hall, a living room with parquet flooring and fireplace, a kitchen and wc.

Upstairs, a landing leads to two bedrooms with parquet flooring, a room used as an office or dressing room, and a bathroom with toilet.

The basement includes a room that could be used as a games room or spare bedroom, a boiler/laundry room and a storeroom.

Outside, on the front, there's a gravelled courtyard with an open carport. To the rear, a south-facing, unoverlooked garden offers a place of relaxation and calm.

Room dimensions :

Living room: 7.03 x 3.91 m

Kitchen: 3.18 x 2.91 m

Entrance: 3.69 x 1.22 m

Bedroom 1: 3.91 x 2.60 m

Bedroom 2: 3.91 x 3.73 m

The property benefits from a good energy label thanks to a recent town gas boiler with cast-iron radiators and PVC double-glazed windows, but has also attic space insulated with blown-in rock wool.

This property is definitely worth a visit!

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

## NOTES