

A semi-detached property with huge potential in an area of outstanding beauty. Ideal as a permanent or holiday home.



INFORMATION

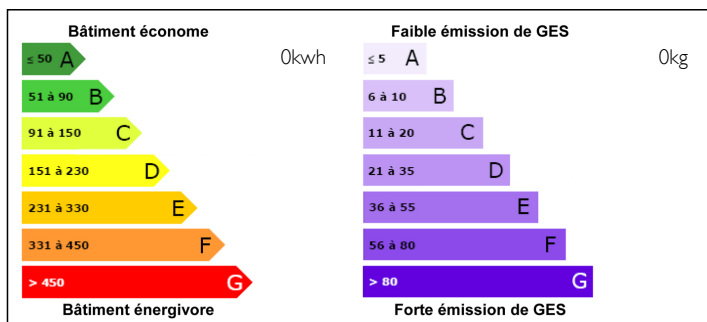
Town:	ST BOMER LES FORGES
Department:	Orne
Bed:	2
Bath:	2
Floor:	82 m2
Plot Size:	908 m2



IN BRIEF

A two bedrooms house with scope to increase, a good roof and new internal walls will become a super property with a bit of work. Flers with all amenities and direct trains to Paris is 14 kms away and the medieval towns of Lonlay L'Abbaye and Domfront , are less than 10 minutes by car. The spa town of Bagnoles de l'Orne just 25 minutes away and cross Channel ferries and Normandy beaches 1.5 hours.

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: 300 EUR

Taxe habitation: 670 EUR

NOTES

DESCRIPTION

The house is in a quiet location on the outskirts of a village with a few shops, restaurant and doctor and backs onto fields. It is well built and consists of:

GROUND FLOOR

Kitchen/living room: - 20 m² with window to front garden, tiled floor and door to rear lobby with door to back garden and:

Bathroom: - 4.1 m² with shower, washbasin and WC behind a partition

Stairs to:

FIRST FLOOR

Landing: - 3 m² with WC and washbasin

Bedroom 1: - 16.5 m² with window to front of the house and parquet floor

Bedroom 2: 10 m² with window to rear of the house and views over fields, parquet floor

A few steps from the landing lead to:

Ready to convert room: - 25 m² with window to front and concrete floor. Stairs to:

Attic: - 32 m²

Several adjoining buildings complete the property including:

Garage: - 15 m²

Old cattle shed: - 32.5 m² with new brise blocks walls and new beams and ceiling

Barn 1: - 39 m² with new brise blocks walls, concrete floor and new beams and ceiling

Barn 2: - 30 m² with new brise blocks walls and new beams and ceiling

The property is connected to the water mains but uses water from its well.

OUTSIDE:

There is a parking area in front of the house with mature trees and shrubs, a lawn and a sitting area. The back garden is mostly grass and enjoys countryside views.