

Fabulous opportunity to acquire a village property with lots of potential, house and buildings situated around a courtyard and with a good size private garden to the...



INFORMATION

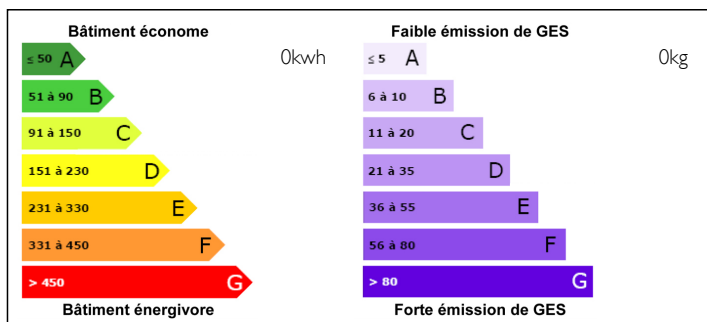
Town:	EXMES
Department:	Orne
Bed:	4
Bath:	1
Floor:	76 m2
Plot Size:	845 m2



IN BRIEF

Village house with courtyard and further outbuildings to renovate, situated in a popular village with bar/restaurant and boulangerie. This property shows huge potential and great value for money, large garden, original features, spare houses, this property has it all

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

This fabulous property has a plethora of original and interesting features such as a bread oven from its boulangerie days, traditional beams, and courtyard. Situated approx 16 km from Argentan and around a one hour drive from Caen ferry port giving good links to the UK.

The main house comprises of four good sized bedrooms, one with the potential for an en-suite. Good sized kitchen and lounge. W.C and bathroom and large garden. Lots of outbuildings giving bags of potential for a holiday homes/ gites. Great value for money but not for the faint hearted. Well worth a view!

LOCAL TAXES

Taxe foncière: **500 EUR**

NOTES