

Super bargain a house with a little work to do and the other one next door, a small lawn at the rear and two useful outbuildings and...



## INFORMATION

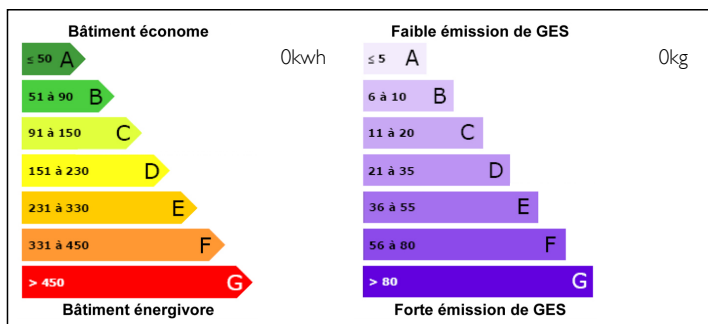
Town:	MONTSECRET
Department:	Orne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	153 m2



## IN BRIEF

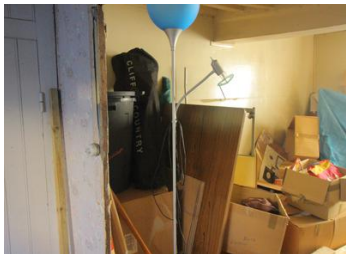
A lovely little house to renovate for your first home in France. The price a little negotiable and useful to have a bakery depot, bar and shop in walking distance. A short cycle to Tinchebray with all services and supermarket and 12kms to Flers for the fast train to Paris

## 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

The house comprises:

On the ground floor;  
Lounge - 12m<sup>2</sup>.  
Kitchen - 9m<sup>2</sup>.  
Shower room with toilet.

On the first floor ;

Bedroom 1 14m<sup>2</sup>.  
Bedroom 2 11m<sup>2</sup>

Outside at the rear of the house is a lawned garden and two outbuildings.

Adjoining the house is a second house with one large room (16m<sup>2</sup>) on the ground floor and a loft above- 14m<sup>2</sup>.

The outbuildings comprise

1 - 9m<sup>2</sup>  
2- 12m<sup>2</sup>

In addition there is a double garage at a short walking distance - 30m<sup>2</sup>.

The house has electric heaters only.

The local village of Montsecret- Clairefougere is lively with shop/ grocery with bread depot and a bar. The very proactive Mayor in the area will welcome you to the village.

\* The currency conversion is for convenience of reference only

\*\*Floor plans and measurements are for information only and have no contractual value. Leggett Immobilier cannot be held responsible for any inaccuracies that may occur.

## LOCAL TAXES

**Taxe foncière: 350 EUR**

## NOTES