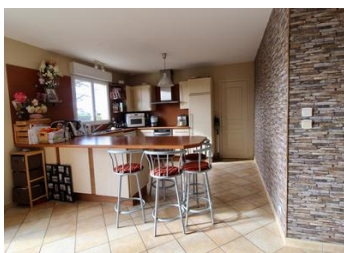


Super energy efficient modern house with most of the rooms at ground floor level, perfect as a family or retirement home or a lock up and...



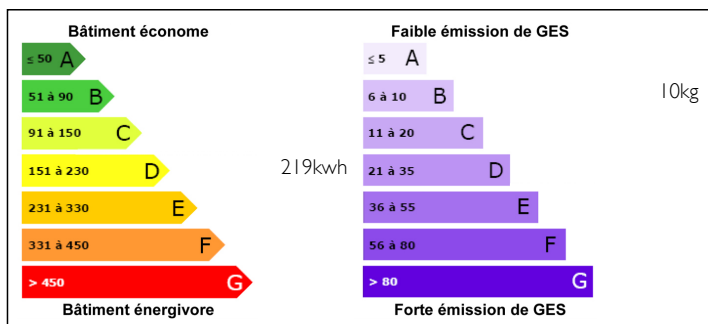
INFORMATION

Town:	ST ANDRE DE MESSEI
Department:	Orne
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	1049 m2

IN BRIEF

Ideally located on the edge of a popular forêt domaniale des Andaines within a short drive of the spa resort of Bagnoles de l'Orne and the medieval town of Domfront. Just over an hour from Ouistreham ferry port and 10 minutes from Flers where you can get to Paris on the train in just over two 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: **700 EUR**

NOTES

DESCRIPTION

The house is built to very high standards of insulation, a Jotul wood-burner and the south facing patio doors solar gain ensure that the underfloor heating is virtually never used. The house is built around a central open hub on the ground floor and comprises of:

HALLWAY: - 4.5 m² with tiled floor and large double built in cupboards.

OPEN PLAN LIVING ROOM: - 43 m² with two sets of double patio doors opening onto south facing terrace. Tiled floor and a modern Norwegian wood-burner. A breakfast bar separates the living room from:

KITCHEN: - 12 m² fully fitted with floor and wall units. De Dietrich and Bosh appliances include oven, hob, hood, dishwasher and fridge.

BEDROOM 1: - 10 m² window to front of the house

BEDROOM 2: - 10 m² window to front of the house

BEDROOM 3: - 10 m² window to front of the house

BEDROOM 4: - 9 m² window to side of the house

BATHROOM: - 4.5 m² with double washbasin unit, double shower and heated towel radiator

WC: - with toilets and washbasin

UTILITY ROOM: - 16 m² with window to the back of the house, double fitted cupboards and door to the:

GARAGE: - 39 m² fully insulated and with sliding doors