

Fantastic development opportunity at a bargain price in the heart of the Swiss Normande within walking distance of the popular Pont d'Ouilly resort.



INFORMATION

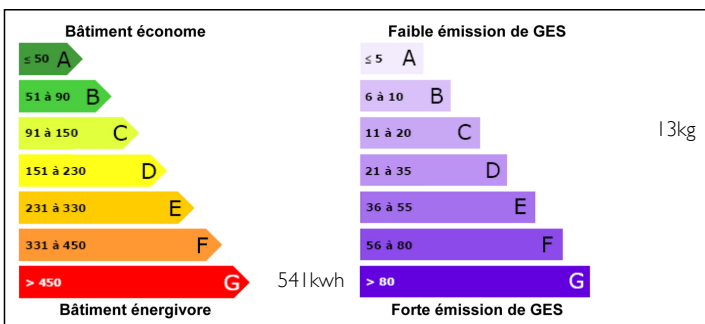
Town:	MENIL HUBERT SUR
Department:	ORNE
Bed:	3
Bath:	1
Floor:	123 m2
Plot Size:	123 m2



IN BRIEF

A former restaurant and bar with three bedrooms above that would easily convert into a beautiful home with a separate gite. Great business opportunity in touristic area with a host of activities including rambling, kayaking, rock climbing among others. 5 minutes drive from La Roche d'Oetre and 45 minutes from the ferry port of 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.



LOCAL TAXES

Taxe foncière:

550 EUR

NOTES

DESCRIPTION

A solid three bedroom house with UPVC windows throughout, a large single storey extension with a huge attic and separate access from another street that could be converted into a separate dwelling and several other rooms including cellar, stone barn and garage added on.

The MAIN HOUSE comprises of on the ground floor:

LIVING ROOM: - 53 m2 with partially glazed UPVC front door, three windows and a working fireplace

KITCHEN: - 12 m2, stripped of its commercial kitchen equipment, one window

WC: - 3 m2 with toilet and washbasin

Stairs leading to first floor with large landing and:

BEDROOM 1: - 9.5 m2 one window

BEDROOM 2: - 8.6 m2 one window

BEDROOM 3: - 15 m2 two windows

BATHROOM: - 5 m2 with toilet, washbasin and shower

The ANNEXE is accessed either from the main house via a few steps or the side street and consists of a 33 m2 ROOM with single glazed windows and french doors down one side and a 33 m2 convertible ATTIC currently used as a workshop.

Other rooms include:

GARAGE: - 15 m2 brisebloks construction

BOILER ROOM/KITCHEN PREP AREA: - 15 m2

OIL TANK/STORAGE ROOM: - 26 m2

STONE BARN: - 16 m2 on ground floor and again in attic