

Spacious village house with small terrace, in popular area close to Lac de Rabodanges. Short walk to bar/shop.



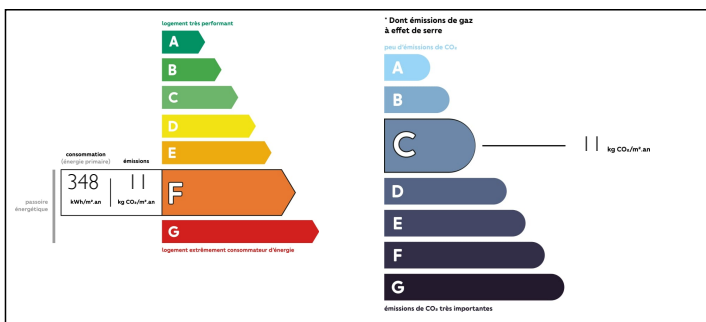
INFORMATION

Town:	Rabodanges
Department:	Orne
Bed:	3
Bath:	2
Floor:	85 m2
Plot Size:	98 m2

IN BRIEF

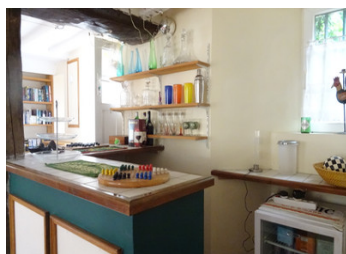
Rare on the market, a spacious stone house with terrace in the heart of a popular small village with a super community centre incorporating bar and shop. Overlooking the memorial and just a few minutes drive from the Lac de Rabodanges, this house is perfect either as a permanent residence or lock up and leave, low maintenance holiday home.

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

Ground floor.

Large airy living, dining kitchen with fitted units. 17m2

Dual aspect sitting room with fireplace, built in bar and door to the terrace. 22m2

Rear hallway with staircase, door to exterior, understair storage, small utility and separate wc.

First floor.

Master bedroom 16m2 with en suite shower, basin and wc.

Bedroom 10m2

Bedroom 9m2

Further room with shower, basin and sleeping space, 8m2 .

Separate wc.

On the second floor is a large attic divided into several areas offering potential for further accommodation subject to planning permission.

Outside there is a small terrace overlooking the village memorial.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 585 EUR

NOTES