

UNDER OFFER IN TWO WEEKS. Secluded bungalow set in woodland garden, updating required but fabulous potential.

EXCLUSIVE



## INFORMATION

Town:	Vieux-Pont
Department:	Orne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	2200 m2

## IN BRIEF

Rare opportunity to acquire a bungalow with masses of potential. Surrounded by a private garden and in need of some updating, this property could be a real steal for someone with a little vision. It has a generous size conservatory, large sous sol and separate garage, just a short drive to the nearest village, 5kms, with all amenities and 18kms to a larger town with big supermarkets and mainline station, Paris 2 hours. 1 Hour to the ferry at Caen.



## 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

Private driveway, leading through the garden to the house.

Entrance hall giving access to,

Dual aspect lounge/dining area, 24m<sup>2</sup>, French doors to conservatory 16m<sup>2</sup>

Kitchen 10m<sup>2</sup>, door to conservatory.

Inner hallway leading to,

Bedroom 10m<sup>2</sup>, French door.

Bedroom 9m<sup>2</sup>

Bedroom 9m<sup>2</sup>

Bathroom with bath, basin.

Separate wc.

Large sous sol with garage, two further spaces. 60m<sup>2</sup>.

Greenhouse, garden shed.

Parking, garden.

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

## LOCAL TAXES

Taxe foncière: 500 EUR

## NOTES