

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



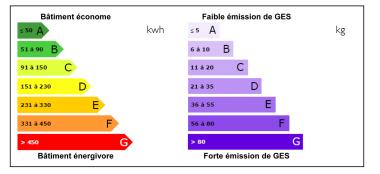








#### ENERGY - DPE



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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.

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# INFORMATION

Town:	Vieux-Pont
Department:	Orne
Bed:	3
Bath:	I
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. I Hour to the ferry at Caen.









### LOCAL TAXES

Taxe foncière:

500 EUR

#### DESCRIPTION

Private driveway, leading through the garden to the house.

Entrance hall giving access to,

Dual aspect lounge/dining area,24m2, French doors to conservatory 16m2 Kitchen 10m2, door to conservatory.

Inner hallway leading to,

Bedroom 10m2, French door. Bedroom 9m2 Bedroom 9m2

Bathroom with bath, basin. Separate wc.

Large sous sol with garage, two further spaces. 60m2. Greenhouse, garden shed.

Parking, garden.

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

NOTES