

A stone house with 3 bedrooms, an outbuilding and small paddock, located between Tinchebray and Chanu.



INFORMATION

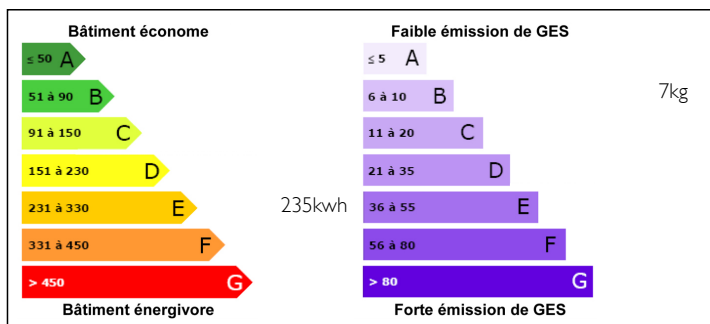
Town:	Landisacq
Department:	Orne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	2115 m2



IN BRIEF

This pretty stone house is located just minutes from the village of Chanu, 5 minutes from Tinchebray and 10 minutes from the town of Flers which has all amenities and a train station.

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

The ground floor consists of an equipped kitchen, a comfortable sized sitting room with a pellet burning stove. There is a dining room which could also be used as an office, a bedroom and a shower room with a W.C.

Upstairs there are 2 further bedrooms, a bathroom with bath and a W.C. and newly installed VMC, a dressing room and a further closet/storage room.

Outside there is a stone outbuilding which is joined to the house providing ample workshop space/outside storage as well as 2 possible garages.

The septic tank was recently installed and conforms to all current regulations.

At the rear of the property is a gravelled courtyard area as well as a small paddock. The property has motorised gates and also has parking space on the roadside.

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

NOTES