

Charming French country cottage with a lovely garden and orchard, close to a village with bar/restaurant.



INFORMATION

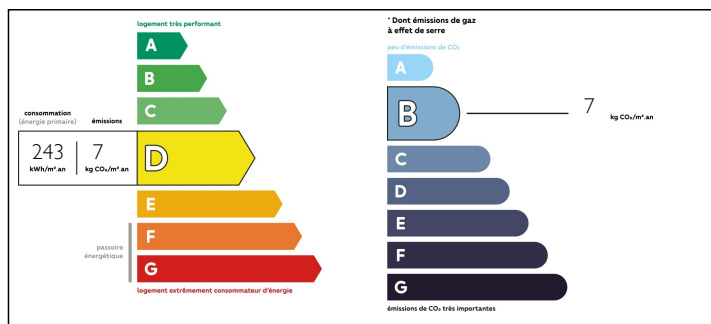
Town:	Le Méné-de-Briouze
Department:	Orne
Bed:	3
Bath:	2
Floor:	58 m2
Plot Size:	2760 m2

IN BRIEF

Bijou cottage with three double bedrooms, one of which is on the ground floor, so ideal as a further reception room if preferred. The property has a lovely orchard to the front along with a small barn. Situated in the heart of the countryside, just a few minutes drive into the village. The popular market town of Briouze with bars, shops and mainline station, Paris direct, is a five minute drive. 1 hour 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

You enter directly into the cosy living room 26m², with feature fireplace, wood-burner and corner kitchen area.

Inner hall with access to,

Bedroom 9m²

Shower room with shower unit, basin, wc and space for washing machine

Upstairs,

Bedroom 12m²

Bedroom 12m²

Cloakroom with basin and wc. .

Outside there is a large orchard with small barn and ample parking.

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

LOCAL TAXES

Taxe foncière: 151 EUR

Taxe habitation: 110 EUR

NOTES