

Offer accepted Holiday bolthole or compact home, cottage with garage and separate garden,

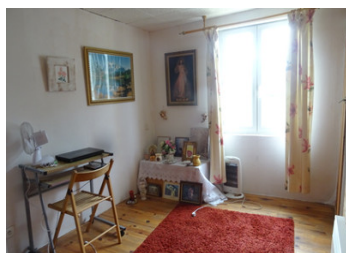


## INFORMATION

Town:	Flers
Department:	Orne
Bed:	2
Bath:	1
Floor:	50 m2
Plot Size:	424 m2

## IN BRIEF

Semi-detached cottage situated in a small rural hamlet, just a few minutes drive from the centre of Flers. In need of updating but with the potential to offer a compact home or holiday bolthole. With a living room/kitchen and shower room on the ground floor, two bedrooms on the first floor and a bright, spacious attic offering further living space.



## 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

Small covered patio.

Entering directly into the kitchen area with units and water heater. At the other end of the room is a small, cosy sitting area.

There is a small shower room with shower, basin and macerator wc.

Upstairs, there is a bedroom and study/occasional bedroom and a second staircase leading to a further room in the attic.

A communal pathway gives access to an old garage in need of replacing and further along, a good sized 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>

## NOTES