

**\*\*Under Offer\*\***g new life creating by a hardy renovater, and its garden, in sought after Pays d'Auge region.

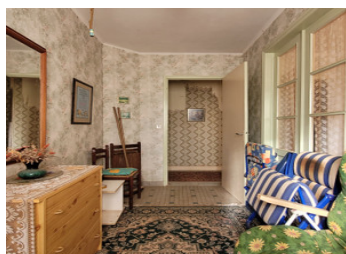


## INFORMATION

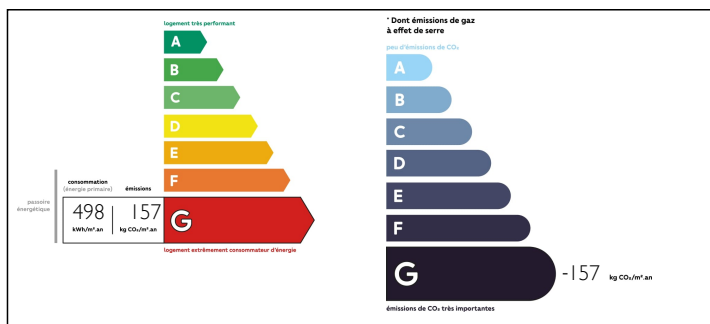
Town:	Gouffern en Auge
Department:	Orne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	1115 m2

## IN BRIEF

Beautiful old solid home that is looking for the enthusiastic renovator to breathe new life into it; A good clean and a new coat of paint for the exterior, and all the work is decorating, and modernising the interior. There is a tandem garage that can fit two cars, and four extra storage spaces under the house. Three bedrooms with lovely open plan living/dining room that opens out to the terrace with French glass double doors. For the main project, if you wish, you could convert the attic into additional bedroom/s. This would make an excellent family country home or holiday house to lock up and leave, with views over the surrounding rolling hills and countryside



## 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

Entering through the front door, the spacious entry area (7m<sup>2</sup>) allows plenty of room for coats, shoes, umbrellas. To the right you have double French glass doors to the living/dining area space (24m<sup>2</sup>), which has a lovely solid wooden floor.

Leading straight on from the entrance is the hallway (6m<sup>2</sup>) to access all the rooms in the house. Following to the right of the hallway is the tiled kitchen (11m<sup>2</sup>). Turning left in the hallway you have three carpeted bedrooms (12m<sup>2</sup>, 10m<sup>2</sup>, 10m<sup>2</sup>). At the end of the hallway is the toilet, and separate bathroom (3m<sup>2</sup>) that has shower over bathtub, bidet, and basin.

From the kitchen you have access to the back door, and also there is the stairwell that gives you direct access to the underfloor storage space and garage.

## NOTES

There are four separate quarters in the basement area for storage (8m<sup>2</sup>, 24m<sup>2</sup>, 6m<sup>2</sup>, 9m<sup>2</sup>). At the bottom of the stairs is the oil-fired central heating system that is powered to heat the cast iron radiators. The oil tank is in its own separate room (7m<sup>2</sup>). The tandem garage is a huge space of 32m<sup>2</sup>.

11kms (11mins) to Gace for services and commerce  
21kms (25 mins) to Argentan for major services/hospital/hypermarkets and train station with high speed train to Paris in 2 hours.

13kms (15 mins) to autoroute A28 for direction to Calais/Belgium

82kms (1h15) to Ferry services in Caen

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Information about risks to which this property is exposed is available...