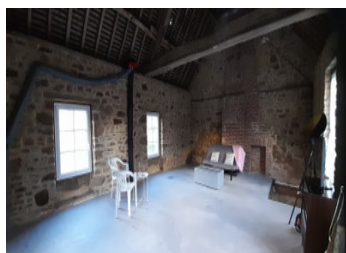
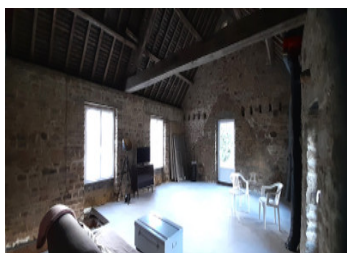


Renovation project with tons of potential - house, building, garden. Super views. In a quiet hamlet.



## INFORMATION

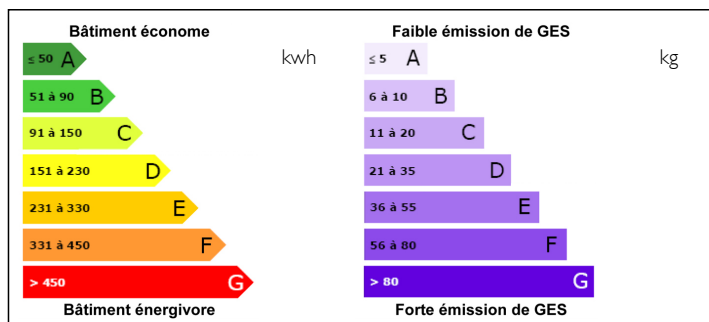
|             |            |
|-------------|------------|
| Town:       | Vieux-Pont |
| Department: | Orne       |
| Bed:        | 1          |
| Bath:       | 1          |
| Floor:      | 0 m2       |
| Plot Size:  | 0 m2       |



## IN BRIEF

Lovely location in a small hamlet. Not for the faint hearted but a superb opportunity if you are looking for a renovation project. Electricity and water connected and with the benefit of a septic tank which conforms to current standards. Some works have been done including new double glazing but there is still plenty to do. The house has a large adjoining garage and a separate outbuilding which may offer further potential subject to planning permission.

## 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

House comprising;

Living area, 21m<sup>2</sup> with fireplace and exposed beams.

Bedroom, 9m<sup>2</sup>

Bathroom with shower, basin and wc, space for washing machine etc.

Temporary stairs lead to the large first floor, 44m<sup>2</sup>, potential for several bedrooms or large living area and plenty of height for another floor or mezzanine. Doors leading to terrace above the garage.

Adjoining garage 26.5m<sup>2</sup>, water, electricity and hot water heater.

Independent building to renovate with open garage area 20m<sup>2</sup> and two other spaces 60m<sup>2</sup>. Separate access from the lane.

## NOTES

Large garden area and lovely open views to the side of the property.

-----

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