

Under offer A welcoming kitchen/dining room greets you in this cosy and spacious home on top of the hills

EXCLUSIVE



## INFORMATION

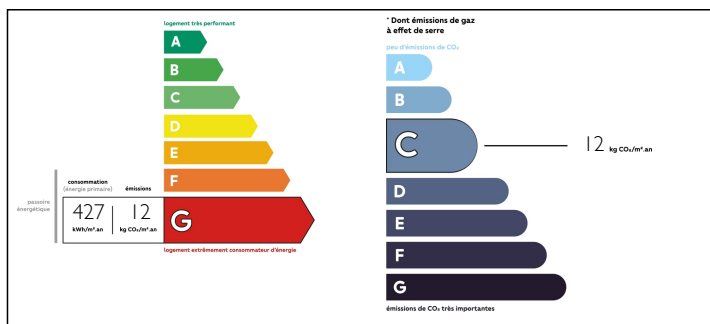
Town:	Avernes-sous-Exmes
Department:	Orne
Bed:	4
Bath:	1
Floor:	98 m2
Plot Size:	3360 m2



## IN BRIEF

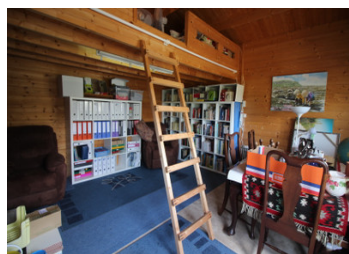
The location is the dream vacation holiday in the picturesque country side which is just 8 minutes from the town of Gacé with schools, shops, florist, hairdressers, restaurants and DIY suppliers etc.. 12 kms from the famous town of Chambois and Montemmel visited by Monty during the 2nd world war. Beautiful valleys and 100kms views in the region. Paris is reached by train from Argentan in less than 2 hours.

## 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 accommodation comprises:-

On the ground floor;

A kitchen lounge / diner - 32m<sup>2</sup> with adjoining utility room 8m<sup>2</sup>.

Bedroom 1 (ground floor) - 12m<sup>2</sup> with separate porch entrance.

Foyer 9m<sup>2</sup>- with bathroom and separate WC.  
Leading to Salon / Bedroom no. 2 - 16m<sup>2</sup>.

Leading from the foyer also Oak staircase to first floor.

Landing - 4 metres long and a meter wide.

Bedroom 3 - 14m<sup>2</sup> - twin bed room.

Studio/ art room - 10m<sup>2</sup> leading to bedroom 4 - 14m<sup>2</sup>.

Outside ;

An outbuilding in wood presently used as a library - 20 m<sup>2</sup>.

An outbuilding for garden tools - 7m<sup>2</sup>.

Land populated with flowering bushes, fruiting trees and grape vines sufficient land for a small holding.

The house benefits from electric central heating and a 14kwatt wood burning stove, individual drainage and excellent internet access, with Orange in the area.

## LOCAL TAXES

Taxe foncière: 682 EUR

Taxe habitation: 609 EUR

## NOTES

\* The currency conversion is for convenience of reference only