

Beautiful maison de maitre home, in a manicured garden setting, for the quiet village life



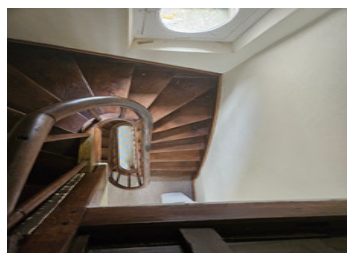
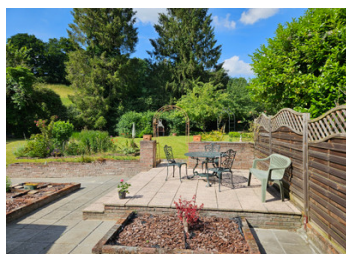
INFORMATION

Town:	Gacé
Department:	Orne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	3498 m2

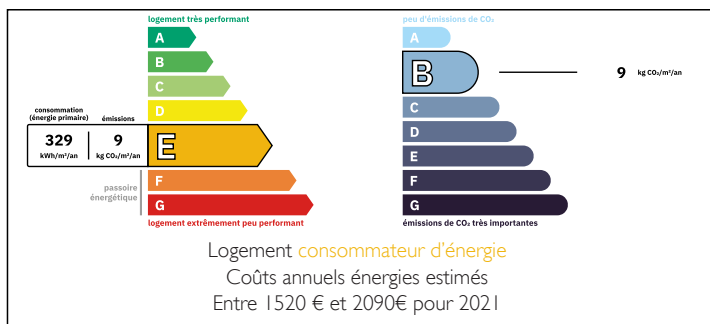
IN BRIEF

Leggett is delighted to present this beautiful ensemble of two houses set in an ideal environment for weekend getaways or for developing a bed and breakfast or gîte business.

Situated close to the charming commune of Gacé, this house offers a picturesque setting where nature flourishes.



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.



LOCAL TAXES

Taxe foncière: 400 EUR

NOTES

DESCRIPTION

The main house, with approx. 140 m² (1,615 sq ft) of living space, is composed as follows:

- Ground floor: Entrance hall leading to the hall, Living room with fireplace, Fitted and equipped kitchen leading to a large living room with wood-burning stove, Shower room with WC, Utility room (bedroom possible on the ground floor).
- First floor: Landing, two bedrooms, shower room with WC, and walk-in wardrobe.

The second house, currently being renovated, offers potential of around 130m² with an attached garage. It comprises

- Ground floor: 5 rooms totalling approx. 100 m².
- Upstairs: a 25 m² room and a 25 m² attic.

Facade masonry with recent scraped rendering. Recent interior concrete slab.

Sewage system installed.

Electricity in progress.

Double-glazed windows already installed

Various outbuildings set on 3498 m² of land with parking, terrace, ornamental garden, vegetable garden and large orchard.

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