

Charming town house with a garden, ideal permanent home or lock-up and leave



INFORMATION

Town:	Vimoutiers
Department:	Orne
Bed:	3
Bath:	2
Floor:	96 m ²
Plot Size:	408 m ²

IN BRIEF

Ideally located just steps from the main square of the market town of Vimoutiers, this charming brick townhouse with garden offers a comfortable and convenient lifestyle, close to all shops, schools and amenities.

This recently renovated home includes:

- 3 bright bedrooms
- 1 bathroom, 1 shower room, and 3 toilets
- A spacious 38 m² living and dining room with cathedral ceiling, exposed beams, and an open-plan kitchen
- A west-facing terrace, perfect for enjoying summer evenings
- A private fenced garden with a well, two garden sheds, and direct street access

Additional Highlights:

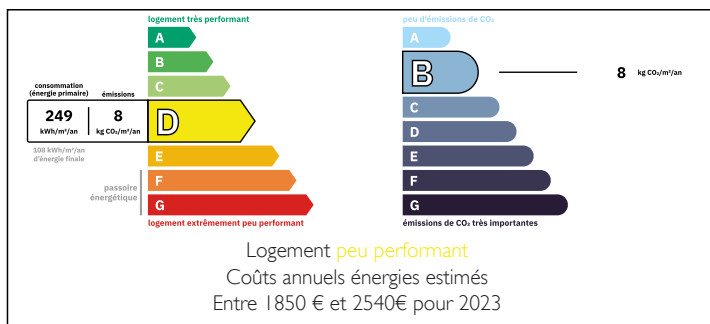
- Double-glazed windows throughout
- Energy rating: D (low energy consumption)

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.



ENERGY - DPE





DESCRIPTION

Ground Floor:

- Entrance hall;
- Bathroom with bath, sink, and toilet;
- Three adjoining bedrooms (measuring 11 m², 11 m², and 13 m² respectively), the last of which includes an en-suite washroom with sink and a toilet.

First Floor:

- spacious 38 m² living and dining area featuring a cathedral ceiling, exposed beams, wood floor and an open fitted kitchen;
- Shower room with toilet on this level.

Outdoor space: accessed from the dining room, a 25 m² west-facing terrace opens onto a fenced garden with a well, trees and two garden sheds.

LOCAL TAXES

Taxe foncière: 901 EUR

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

NOTES