LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39207RBR61 Price: 55 000 EUR

agency fees to be paid by the seller

UNDER OFFER - Not for the feint hearted. A super town house to RENOVATE situated riverside the Varenne,















INFORMATION

Town:	Domfront en Poiraie
Department:	Orne
Bed:	4
Bath:	1
Floor:	177 m2
Plot Size:	1683 m2

IN BRIEF

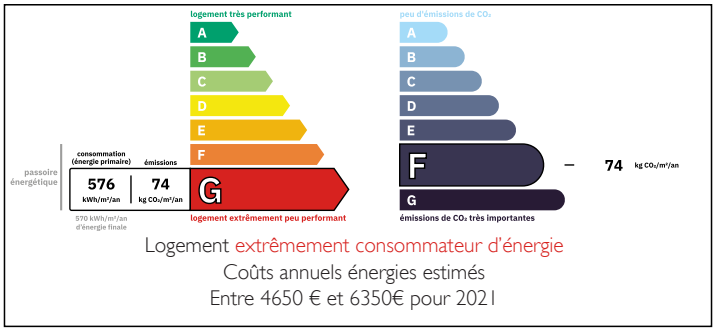
A large and remarkable renovation to do, in this very large property with 4 bedrooms and a very spacious ground floor encompassing a huge open kitchen/ diner.

Situated riverside La Varenne, this property stands high and proud of the main busy thoroughfare leading to the beautiful town of Domfront with its wonderful hospitality, weekly market, annual medieval celebrations and its historic tourist site of William the Conquerors Chateau.

A great buy with huge potential in a great location but it requires someone who is capable to do the works. just 15 minutes walk from the nearest restaurant and the wonderful bistro on the crossroads. The local depot du pain is a short walk out of town passing the fabulous Church of Notre dame sur l'Eau towards St Hilaire du Harcouet.

A dream for outdoor pursuits,...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4650 € et 6350€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **1600 EUR**

NOTES

DESCRIPTION

A stone house with a slate roof comprising-
On the ground floor:
An entrance hall, a large fitted kitchen with large open dining area. Stairs down to the basement, and up to the first floor and WC.
Access to the lounge is via the front entrance hall or via a separate lobby area next to the kitchen which has been partitioned to create an office space. In this lobby area there is an external door and staircase leading down to the garden.
The lounge is spacious, boasting duel aspect large windows, a fireplace with wood burner and plenty of space for entertaining.
Upstairs:
There are 4 good sized bedrooms and a bathroom including a bath with integrated shower. There is an additional smaller room on this floor which could be used to create a further en-suite or office space.
Outside:
There is a large garden with views of the imposing Château de Domfront ruins above. There is a large two-storey outbuilding, and to the left of this, the garden opens up and leads you down to a private grassy riverbank with mature trees.

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