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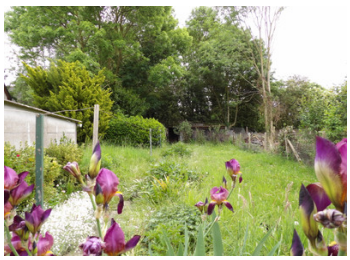
Ref: A42268CRB61 Price: 83 600 EUR

agency fees included: 10 % TTC to be paid by the buyer (76 000 EUR without fees)

Charming 3 bedroom village house, perfect holiday home, with lovely private garden and garage















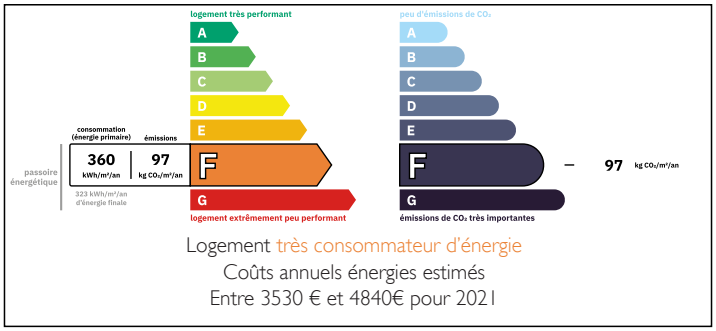
INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	300 m2

IN BRIEF

Charming 3 bedroom property, with garden, in a beautiful area in Normandy!
Near the beautiful "belle epoque style" spa town Bagnoles de l'Orne, with Casino, cafes, restaurants, Golf Club, cinema, lake, Horseriding Club, and a lots of artistic manifestations during the summer season.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3530 € et 4840€ 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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NOTES

DESCRIPTION

Attached on one side property with lovely garden and garage, a short walk from the amenities and school.

The front door opens into the main living/dining room (with an open fireplace) to the kitchen area, and the garden!

To one end is the kitchen (with direct access to the cellar), the toilets, and door to the rear garden and garage.

From the living, the staircase leads up to the master bedroom with his private shower room and toilet. Then to the left side of the staircase two other bedroom separate cabinet toilet.

From the top of the staircase the attic above the bedrooms can be accessed and could provide a fourth bedroom, workshop or a storage place, if required.

The rear garden (and the garage) has a separate access from the main street.

A wood shelter exit in the garden.

The property is situated at 5 km from Bagnoles-de -l'Orne spa village , with Casino, Golf Club, Horse riding Club, restaurants, cinema, cafes, shops and of course the forest, in a beautiful area in Normandy!

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