LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42956SVM61 Price: 72 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 400 EUR without fees)

Spacious 4-Bedroom Village House to Renovate, Garage & Basement, Close to Shops and Lake















INFORMATION

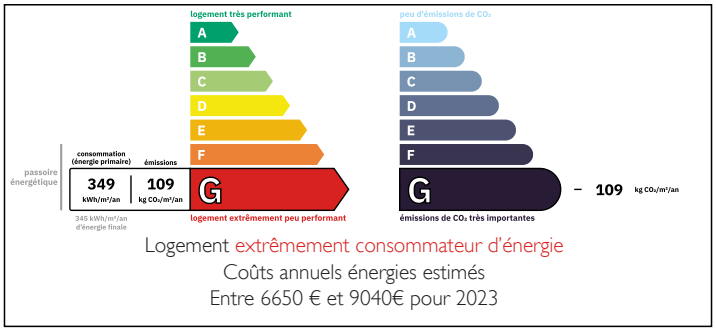
Town:	La Ferrière-aux-Étangs
Department:	Orne
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	180 m2

IN BRIEF

Situated in the heart of La Ferrière-aux-Étangs, within easy walking distance of local shops and the lake, this character property offers generous accommodation and excellent renovation potential.

The house benefits from mains water, electricity and mains drainage, double glazing throughout, wooden floors, and oil-fired central heating.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6650 € et 9040€ pour 2023

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:	**1100 EUR**

NOTES

DESCRIPTION

The ground floor comprises a large kitchen (21.13 m²), a separate lounge/living room (16.53 m²) and a ground floor WC. From the lounge, a staircase leads to an additional room which could serve as an office, playroom or hobby room.

The main staircase leads to the first floor, where there are two bedrooms and a bathroom with WC.

On the second floor there are two further bedrooms and a shower room, offering flexible family accommodation.

The property also benefits from a large basement running the full length of the house, ideal for storage, a workshop or hobby space.

Outside, there is a courtyard to the rear of the property and a small garage to the side.

This property offers a great opportunity to create a spacious family home or investment property in a sought-after village location.

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