LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43485YAL61 Price: 170 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (160 000 EUR without fees)

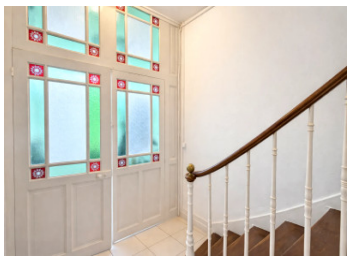
5-bedroom townhouse with garden in central Alençon – Great potential















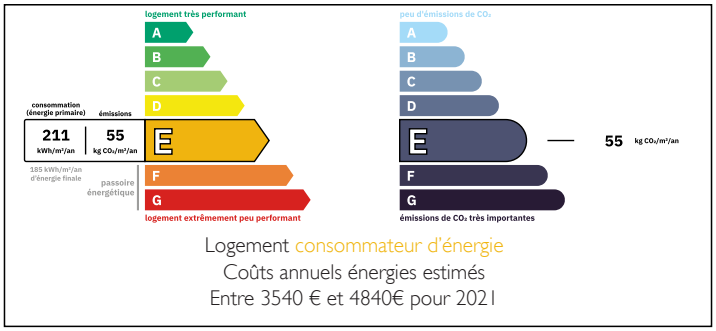
INFORMATION

Town:	Alençon
Department:	Orne
Bed:	5
Bath:	2
Floor:	142 m2
Plot Size:	207 m2

IN BRIEF

Alençon town centre, 142 sqm family house within walking distance of shops and schools. Bright living room, dining room, separate kitchen with garden access, 5 bedrooms and office, bathroom and shower room. Full basement. Enclosed east-facing garden with terrace and shed. Oak flooring, fiber internet, mains drainage. Some updating required (kitchen, decoration). Character property with strong potential. Attractive below-market price. Ideal for family or investment.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3540 € 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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LOCAL TAXES

Taxe foncière:	**2300 EUR**

NOTES

DESCRIPTION

ALENÇON – Family Townhouse with Garden – City Centre

Ideally located in the heart of Alençon, just a few minutes' walk from shops, schools and high schools, this spacious townhouse offers a practical and pleasant living environment.
With a living area of approximately 142 sqm, it comprises:
- Ground floor:
Entrance hall with vestibule (12 sqm)
Bright living room with generous volumes (18 sqm)
Dining room (15 sqm) and separate kitchen with direct access to the garden
- First floor:
2 comfortable bedrooms (18 and 15 sqm)
Office
Bathroom
- Second floor:
2 additional bedrooms (17 and 15 sqm)
Dressing room (or small child's bedroom – 8.5 sqm)
Shower room
- Full basement (approx. 41 sqm) with boiler room

Outdoor space:
Enclosed garden, east-facing, with sunlight throughout the day
Lawn, fruit tree, terrace, garden shed and children's area

Key features:
Prime central location
Close to schools, shops and public transport
Fiber internet and mains drainage
Beautiful oak parquet flooring in living areas
Bright and functional layout

Work to be planned:
Unfitted kitchen
Refreshment needed in some rooms (shower room, bedrooms)

Charming 1948 property offering generous volumes