

Stone house with outbuildings, great extension potential and gîte opportunity

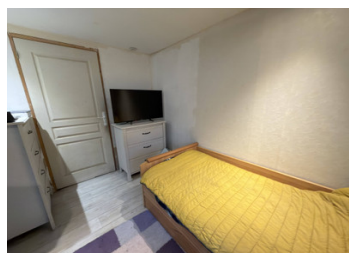
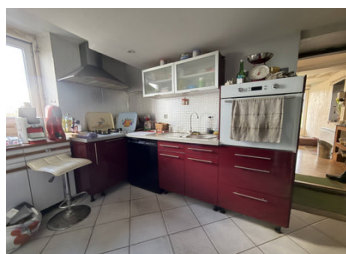


INFORMATION

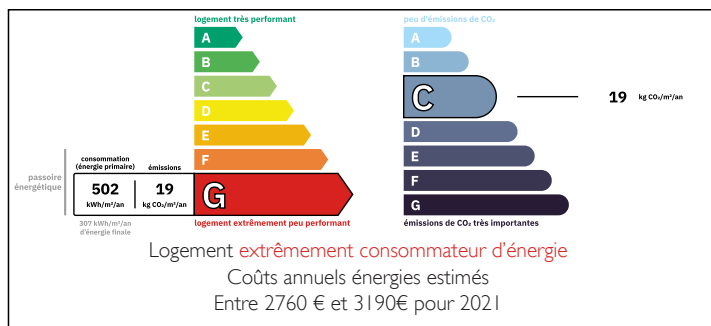
Town:	Ommoy
Department:	Orne
Bed:	2
Bath:	1
Floor:	61 m2
Plot Size:	1065 m2

IN BRIEF

Stone house with strong potential, located in a quiet village near Trun, Argentan, and Falaise. Ground floor includes living room with pellet stove, modern kitchen, bathroom, office/bedroom, and utility room. Upstairs requires renovation: one bedroom, space for bathroom, and large 60 m² convertible attic. Attached outbuildings (50 m²) offer extension potential, plus garage and separate stone building ideal for a gîte. Garden and covered terrace. Electric + pellet heating. Non-compliant septic system. Many items included.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 380 EUR

NOTES

DESCRIPTION

Stone house with outbuildings, extension potential, and numerous included features

Located in a pleasant setting, this stone house with a tiled roof offers strong development potential and generous living space to make the most of.

Situated in a small village close to Trun (5 km), Argentan (15 km), and Falaise (16 km), with easy access to schools and shops.

The property includes:

Ground floor:

Warm living room of 21 m² with pellet stove

Recent fitted kitchen of 8 m²

Shower room with WC

Office or small bedroom of 8.5 m²

Utility room with WC and sink

First floor (renovation required):

One bedroom

A 4 m² room suitable for a shower room

An attic of over 60 m² offering significant conversion potential

Attached outbuildings (possibility to extend the house):

Two rooms of 16 m² and 34 m²

Additional outbuildings:

Garage of 20 m²

Stone building (in need of full renovation) including:

Ground floor of 15.5 m²

Upper floor of the same size

□ Ideal for a gîte project or independent accommodation

Outdoor areas:

Small covered porch at the entrance, ideal for creating a covered terrace seating area

Garden