LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44577RBR61 Price: 65 600 EUR

agency fees to be paid by the seller

Unbeatable price The perfect home: a three-bedroom town house, on foot to all shops, restaurant, lake etc..

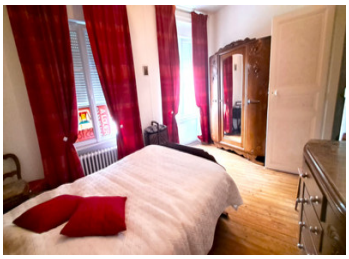














INFORMATION

Town:	La Ferrière-aux-Étangs
Department:	Orne
Bed:	3
Bath:	1
Floor:	79 m2
Plot Size:	0 m2

IN BRIEF

Unbeatable price. A fantastic town property, 3 bedrooms with every service for you in walking distance, in this vibrant location.

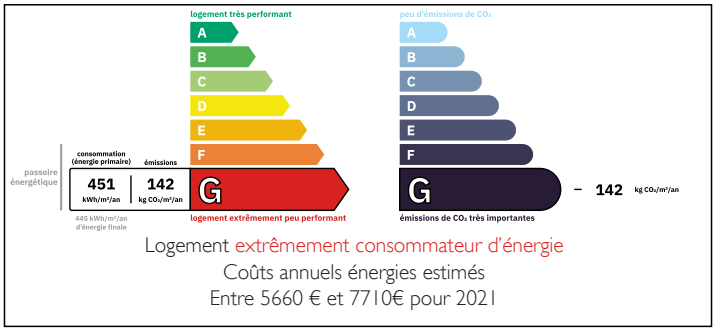
A favourite town for its a great place to live and a holiday destination being situated in the triangle of 3 excellent tourist towns La Ferté Macé, Flers and Domfront; the site of the chateau ruin invaded by William the Conqueror, duke of Normandy. in the 11th century.

This property has been superbly maintained by a true artisan carpenter and his family, the same who have lived in this house for over 100years.

A unique location near the church of St Anne walking distance to a large lake at the centre of the town and a great restaurant.

What more can you ask - Butcher, baker, chemist, bar, tabac, coiffeuse, Post office, kebab take away,...

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 5660 € et 7710€ 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:	**750 EUR**

NOTES

DESCRIPTION

A residential house built of stone and brick with a slate roof, comprising:
on the ground floor – the entrance opens into a combined kitchen and dining room, which leads to a living room, a utility room and a toilet, and a study.
On the first floor: there are 3 bedrooms, a shower room and a toilet.
Above this is an attic.
Downstairs there is a basement comprising two rooms: an oil-fired boiler room and a cellar with access to another room via the door to the east.
About 50 metres away is the land, comprising a vegetable garden with a well.

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