LEGGETT IMMOBILIER INTERNATIONAL

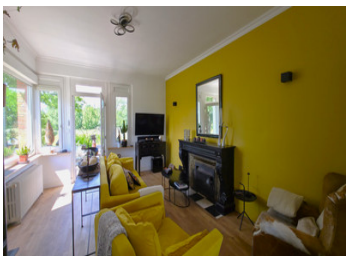
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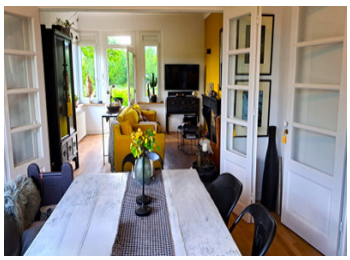
Ref: A44883RBR61 Price: 244 900 EUR

agency fees to be paid by the seller

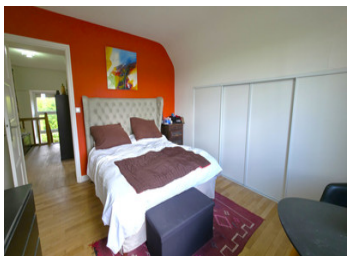
The ultimate work of a lifetime of impeccable renovations in Normandie.







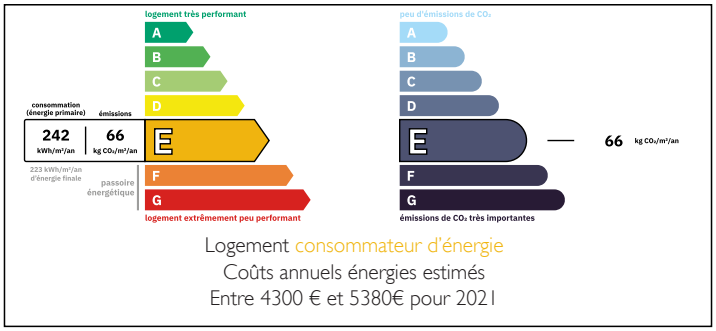








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4300 € et 5380€ pour 2021

INFORMATION

Town:	Domfront en Poiraie
Department:	Orne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1099 m2

IN BRIEF

A divine renovation brought to market in flawless condition, this marvellous property is nestled in the highly sought-after region of Domfront en Poiraie.

Every detail has been carefully considered, refined, redesigned and reconfigured, with upgrades executed to an exceptional standard by a masterful tradesman, transforming this chic residence into a truly outstanding dream home.

There are no near neighbours nor vis a vis with this property which is located in Geo parc of the Normandie Maine National Park.

Originally constructed using post-war funds for the Medical Director of the local hospital, the property stands today as a testament both to the skill of the original artisan builder and to the vision and dedication of the current highly regarded owner.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe habitation:	**1400 EUR**

NOTES

DESCRIPTION

A residential house built of stone and brick, with a tiled roof, comprising: _
Ground floor: Entrance hall 1, living room with large fireplace, dining room, fitted kitchen, toilet, second living room with fireplace (or bedroom), utility room, entrance 2 with staircase to the first floor.
First floor: Large landing leading to a bathroom (bath, shower, toilet, washbasin), shower room (shower, washbasin, toilet), 3 double bedrooms, dressing room
Basement: 3 rooms, one of which is the boiler room (oil-fired), full-length garage.
Second wooden garage.
Garden room (3 walls) with wooden floor
Landscaped garden of 1,000 square metres surrounding the house.
Parking for 3 cars or a motorhome next to the house.
Parking for 3 cars with an electric sliding gate in front of the house.

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