LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46708LRL61 Price: 131 000 EUR

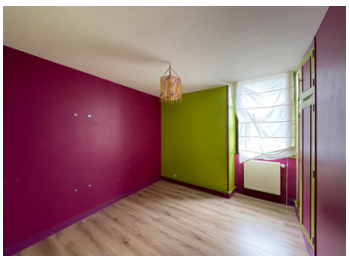
agency fees to be paid by the seller

A charming 5-bedroom townhouse with a garden, located in a lively village near Alençon, in Normandy.















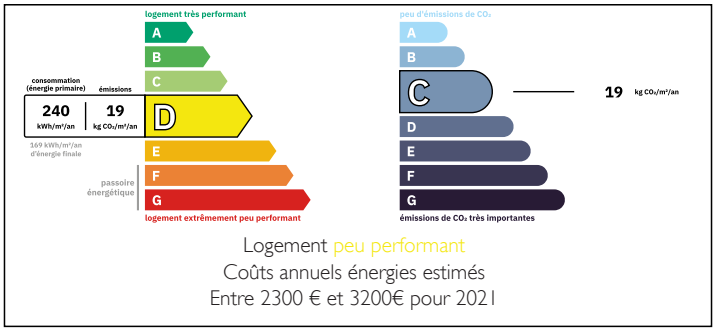
INFORMATION

Town:	Essay
Department:	Orne
Bed:	5
Bath:	1
Floor:	182 m2
Plot Size:	620 m2

IN BRIEF

This house is located in Essay, a lively village with a vibrant social life supported by a network of intergenerational community organizations that spearhead numerous cultural projects and events. The village also features local shops (bakery, grocery store/bar, hair salon, etc.) and services (post office, health center, elementary school, library, etc.). The property is therefore suitable as a primary residence or a vacation home, nestled between the countryside and the forest. Located 188 km from Paris and 110 km from Ouistreham (ferries).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2300 € et 3200€ 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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NOTES

DESCRIPTION

The home features a large entryway with access to the cellar. A hallway leads to a toilets, a staircase leading to the upper floors, and a beautiful living area with a fully equipped kitchen that opens onto a combined living and dining room. Thanks to its floor-to-ceiling windows, this bright space opens directly onto the garden. This ground floor also includes a bedroom.
The upper floor features a recently renovated bathroom and four bedrooms, including a spacious master bedroom with its own sink.
The attic is suitable for conversion.

The house is equipped with an air-source heat pump and a supplementary oil-boiler. The kitchen is equipped with a wood-burning stove.

Outside, there is a terrace and a washhouse providing access to the stream, set in a lovely, tree-lined, enclosed garden with no neighbors directly across. Although it is close to the stream, the house is located in a non-flood zone.

The property also includes a separate plot of land, ideal for a vegetable garden, located at the end of the alleyway bordering the house.

For more information about the village, visit the website : www.essay.fr
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr