LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47489NSD61 Price: 136 000 EUR

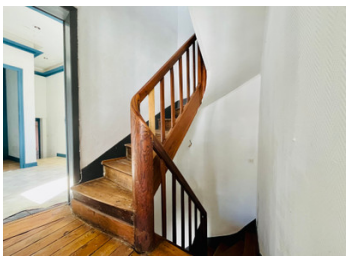
agency fees to be paid by the seller

Town house comprising a five-bedroom home (vacant) and a one-bedroom unit (currently let) in Gacé (Normandy)







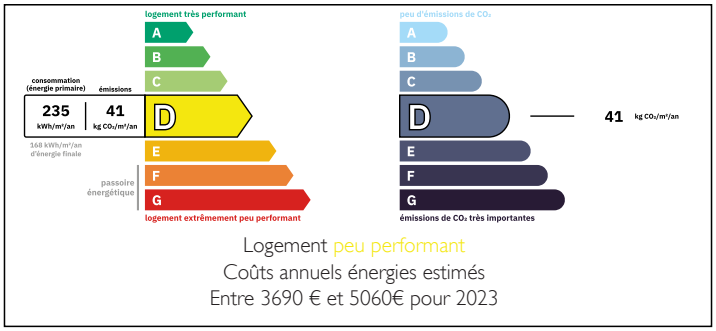








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3690 € et 5060€ pour 2023

INFORMATION

Town:	Gacé
Department:	Orne
Bed:	6
Bath:	2
Floor:	140 m2
Plot Size:	133 m2

IN BRIEF

Residential property comprising two separate homes in a quiet street in central Gacé.

The main residence offers 108 m² of living space over 3 floors, with 5 bedrooms and 7 main rooms. It is sold vacant. A second 32 m² one-bedroom unit, arranged over 2 floors, is sold with an existing tenant, providing immediate rental income of €400/month excluding charges.

The property also features a private courtyard, accessible from both homes, and a separate boiler room.

Some renovation and cosmetic updating should be considered in the main residence, but the entire property is immediately habitable.

An excellent opportunity for a rental investment with immediate income potential, combining a

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: **1540 EUR**

NOTES

DESCRIPTION

Brick-built residential property with slate roof, comprising two separate dwellings in Gacé (Normandy).

MAIN RESIDENCE – 108 m² over 3 floors
Ground floor:
- Fitted open-plan kitchen
- Dining room
- Separate WC
- Private courtyard and separate boiler room

First floor:
- Spacious 24 m² living room with wooden flooring and built-in storage
- Bedroom
- Separate WC
- Bathroom with washbasin and bathtub

Second floor:
- 3 adjoining attic bedrooms with sloping ceilings
- Additional attic bedroom with built-in storage
- Attic offering potential for conversion

Oil-fired central heating.

SECOND DWELLING – 32 m² over 2 floors:

Ground floor:
- Open-plan kitchen and dining area
- Shower room
- Separate WC

First floor:
- Bedroom with built-in wardrobe and storage

Electric heating.

This second dwelling is currently let for €400 per month, excluding utilities, providing an attractive opportunity for a rental investment with immediate income.

Ideally located in the heart of Gacé, with the local