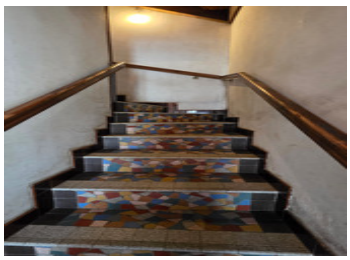
LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47720RBR61 Price: 99 999 EUR

agency fees to be paid by the seller

A farm house in the country to Renovate would ideally suit a young couple for a sustainble future.



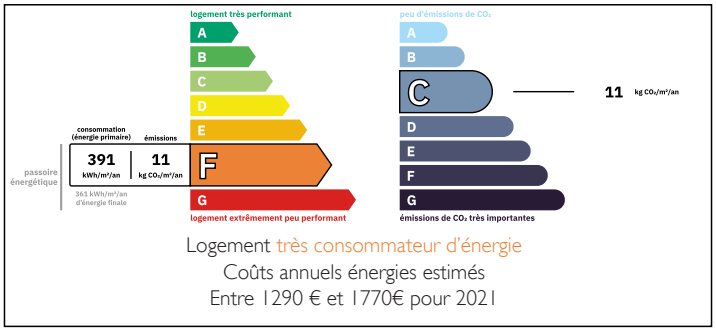
INFORMATION

Town:	Saint-Christophe-de-Chaulie
Department:	Orne
Bed:	3
Bath:	1
Floor:	97 m2
Plot Size:	2290 m2

IN BRIEF

A rural location for this large farm house to renovate, and for a young couple an ideal large home with out buildings for a sustainable lifestyle.
A large residence comprising on the
ground floor an entrance hall, living room with fireplace, kitchen, WC, laundry room and boiler room. A wood fuelled boiler. On the first floor a WC, shower room, and three bedrooms.
You would want to decorate throughout and it would be such a worthwhile task, the house already being recently reslated, some 20 years ago, double glazed throughout and a kitchen space large and ready for your own choice to install.
A large cow stall and stable (including a woodshed with a loft above), offer a fantastic opportunity for an entrepreneur. A double garage, a large open barn, chicken house...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1290 € et 1770€ 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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DESCRIPTION

A residential house comprising:
Ground floor: entrance hall, living room with fireplace, kitchen, WC, laundry room, boiler room.
Upper floor: WC, shower room, three bedrooms.
Exterior: outbuildings (including a woodshed and a former stable with a loft above), garage and open barn; surrounding grounds featuring a well.

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

LOCAL TAXES

Taxe foncière:	**713 EUR**

NOTES

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