LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47826NSD61 Price: 47 000 EUR

agency fees to be paid by the seller

Opportunity to purchase a renovation property in a peaceful position, 2 acres of land & stunning countryside

INFORMATION

Town:	Neuville-sur-Touques
Department:	Orne
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	8781 m2

IN BRIEF

A charming traditional Normandy half-timbered longhouse in need of complete renovation, set in approximately 2.15 acres of attractive, tree-filled grounds, in a peaceful rural setting.

The property requires substantial renovation throughout and is not currently habitable. There is no heating system. The slate roof was completely replaced in 2005 and keeps the building watertight.

Extensive renovation work is required, including masonry, joinery, electrical installations, plumbing, decorating and the installation or upgrading of the drainage and sanitation system.

The accommodation comprises a living room with fireplace, separate kitchen, two upstairs bedrooms and a shower room with WC. An adjoining former barn provides storage space.

ENERGY - DPE

DPE not required.

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: **206 EUR**

NOTES

DESCRIPTION

Traditional Normandy Half-Timbered Longhouse for Renovation with Barn and 2.15 Acres

Set in the peaceful Normandy countryside, this traditional half-timbered longhouse offers an exciting renovation opportunity, surrounded by 8,700 m² (approximately 2.15 acres) of beautiful, tree-filled grounds.

The residential accommodation comprises:

Ground floor: Separate kitchen, living room with a large open fireplace, and pantry/storage room.

First floor: Two bedrooms and a shower room with washbasin and WC.

An adjoining former barn, currently used for storage, offers further renovation and potential conversion opportunities, subject to local planning regulations and any necessary permissions.

The property requires extensive renovation and is not currently habitable. There is no heating system. The slate roof was completely replaced in 2005 and keeps the building watertight. Substantial works are required, including masonry, joinery, electrical installations, plumbing, decorating and drainage/sanitation.

The property is connected to mains water and electricity.

Situated along a quiet country cul-de-sac, the house enjoys a secluded, private setting with attractive mature trees.

An excellent opportunity for buyers seeking a traditional Normandy country house renovation project with land, character and an adjoining barn.

1.5 hours away from Caen airport and from the nearest ferry port. Less than 4 hours from Calais by