LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48491NSD61 Price: 115 000 EUR

agency fees to be paid by the seller

Charming 2-bedroom stone house with veranda, courtyard, enclosed garage in the heart of a village with shops

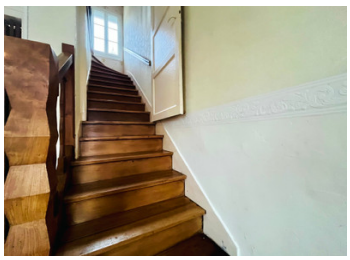
EXCLUSIVE







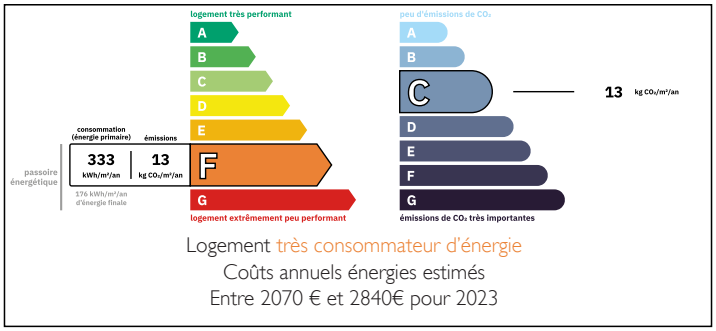








ENERGY - DPE



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Entre 2070 € et 2840€ pour 2023

INFORMATION

Town:	Trun
Department:	Orne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	143 m2

IN BRIEF

Charming traditional stone village house with a slate roof, offering approximately 67 sqm of living space over two floors, with additional potential to convert the attic.

The ground floor comprises a living and dining room, kitchen, conservatory and separate WC.

On the first floor are two bedrooms and a shower room with washbasin and WC. The second floor offers a convertible attic, providing potential for additional living accommodation, subject to the necessary permissions.

Outside, the property benefits from a private rear courtyard, an enclosed garage and an additional outbuilding used for storage.

The house features electric heating and double-glazed PVC windows throughout.

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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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 foncière: **624 EUR**

NOTES

DESCRIPTION

Traditional stone-built village house with a slate roof, offering approximately 67 m² of living accommodation arranged over two floors, comprising:

GROUND FLOOR
- Lounge/dining room (24.7 m²).
- Separate fitted kitchen (6.8 m²), equipped with sinks, a five-burner gas hob and extractor hood.
- Conservatory opening onto the rear courtyard.
- Separate WC.

FIRST FLOOR
- Landing.
- Main bedroom (15.8 m²) with en-suite shower room, including shower, washbasin and WC.
- Second bedroom (10 m²).

SECOND FLOOR
- Loft space with conversion potential, accessed via a ceiling hatch.

OUTSIDE
Private rear courtyard with a lock-up garage and a useful storage outbuilding.

ADDITIONAL FEATURES
- Electric heating.
- UPVC double-glazed windows with electric roller shutters.
- Sold with vacant possession.
- Conveniently located close to local shops, schools and amenities.

Ideal as a permanent home, holiday property or buy-to-let investment

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

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