LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48649EI61 Price: 249 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 000 EUR without fees)

Condé-sur-Huisne sector, in a hamlet, a charming country house measuring 110 m , set on 3,162 m of land ...















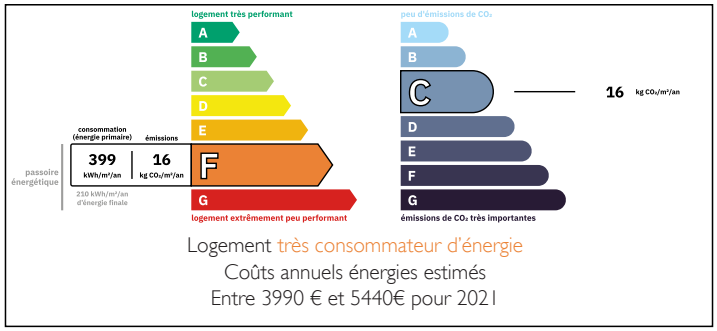
INFORMATION

Town:	Sablons sur Huisne
Department:	Orne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	3162 m2

IN BRIEF

Sector of Condé-sur-Huisne, in a hamlet, a country house of 110 m² living space
Potential for a bedroom on the ground floor
Shower room with toilet on the ground floor
3 bedrooms upstairs
Bathroom and toilet
Lovely wooded garden of 3,162 m², enclosed by natural hedges

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3990 € et 5440€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

A charming country house of 110 m² comprising a fitted and equipped kitchen with a fireplace, a living room with a fireplace, a study with a mezzanine, and a shower room with a toilet. Upstairs, a landing leading to three bedrooms, a bathroom and a separate toilet. Adjoining the house are a storeroom and a terrace. A lovely garden of 3,162 m² enclosed by natural hedges and with mature trees. Wooden garden shed.

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

NOTES

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