

Traditional three bedrooms stone house partly refurbished to a high standard in a popular area of Normandy

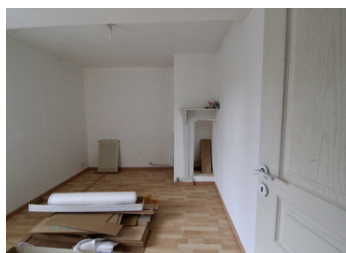


## INFORMATION

Town:	Chanu
Department:	Orne
Bed:	3
Bath:	1
Floor:	0 m2
Plot Size:	478 m2

## IN BRIEF

Ideal permanent home or lock up and leave with only some finishing work to be done and potential to develop the attic. Just over 10 minutes drive to Flers with its direct trains to Paris, Lonlay L'Abbaye with its 12th century abbey and world famous biscuit factory and 30 minutes to Bagnoles de L'Orne spa town. The ferry port of Ouistreham and the normandy beaches are an hour and a quarter away.



## ENERGY - DPE

DPE in progress.

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.



## LOCAL TAXES

**Taxe foncière:** 450 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The house is an attractive end terrace with a small garden at the front. All windows and doors have been replaced with double glazed UPVC units and the property has been entirely rewired. it benefits from mains sewage and fuel central heating.

On the ground floor:

- Sitting room with kitchen area: - 23 m2 with french doors to the rear and an attractive granite fireplace
- Garage with WC: - 26.5 m2, boiler and hot water cylinder

Stairs with feature stone wall lead to:

First floor

A small landing provides access to:

- Bedroom 1: - 11 m2 window to front and door to stairs leading to large attic space
- Bedroom 2: - 13 m2 with window to rear and door to small corridor leading to:
- Bathroom: - 5 m2 with attractive tiling, shower, double vasque wash basin and toilets.
- Bedroom 3: - 12.5 m2 with window to front

Outside:

Small space at the back and garden across lane

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