

Super little lock up and leave in a popular village with bar and shop. Two bedrooms and courtyard garden.

EXCLUSIVE



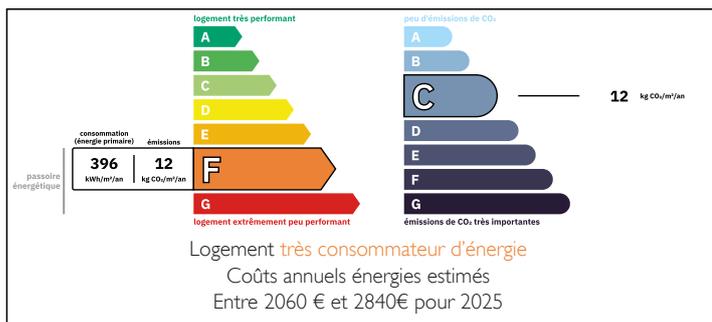
## INFORMATION

Town:	Bellou-en-Houlme
Department:	Orne
Bed:	2
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	76 m <sup>2</sup>

## IN BRIEF

Unexpectedly re-offered, don't miss out. Currently used as a holiday home this centrally located house has everything within a few minutes walking distance. There is a hotel with bar/restaurant and minimarket in the village. Full of character and ample space inside with the added benefit of a small courtyard at the rear to enjoy a glass of wine or BBQ. The larger towns of Briouze and Flers are a short drive and the ferry at Caen 1 hour.

## ENERGY - DPE



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.



## DESCRIPTION

A double stair leads up to the front door which opens into a good size open plan living/dining/kitchen area with feature fireplace and wood burning stove 31m<sup>2</sup>. There is a further small sitting room 10.5m<sup>2</sup> plus a utility/cloakroom and stairs to the first floor. The spacious landing leads to two double bedrooms, 12m<sup>2</sup> and 9m<sup>2</sup>, small study/office area and a shower room with shower, wc and hand basin. There is a further staircase up to an attic space which has the possibility to be developed into further accommodation.

Outside to the rear of the property there is a small courtyard, ideal for outdoor eating.

An ideal opportunity to purchase a village house at an affordable price.

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

## LOCAL TAXES

**Taxe foncière: 349 EUR**

**Taxe habitation: EUR**

## NOTES