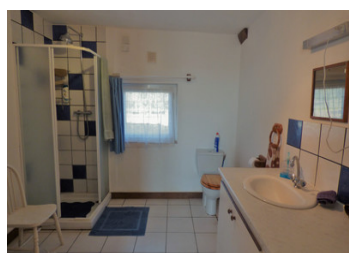


Detached 2 bedroom house with great potential habitable but requires some renovation

EXCLUSIVE



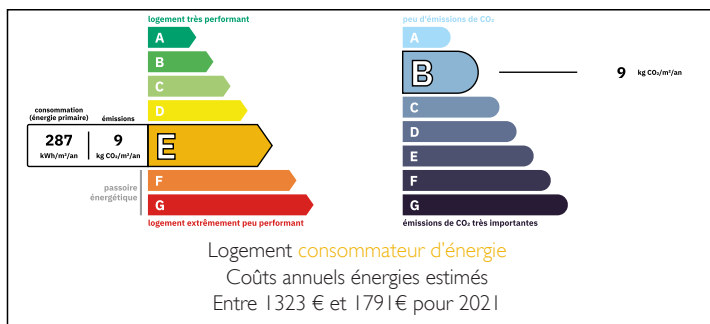
INFORMATION

Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	2
Bath:	2
Floor:	83 m ²
Plot Size:	1430 m ²

IN BRIEF

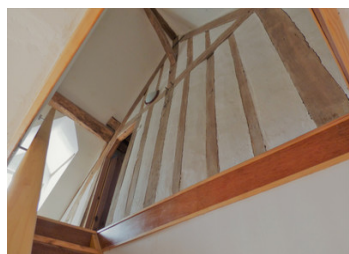
Pretty detached 2 bedroom house, needs renovation. Situated on a quiet lane with easy access to Domfront and Bagnoles de l'Orne. Some updating will be required: the septic system needs refurbishment, and the roof will eventually need replacing due to leaks in the bedroom area. However, with these improvements, this property has the potential to become a truly charming home or holiday retreat.

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

The house features an entrance hall, a fitted kitchen with washing machine and cooker in a bright room with exposed beams with a door that leads to the garden at the back.

There is a large shower room with a WC, and a bright & spacious lounge complete with a woodburning stove and double glazed windows . The stairs from the lounge lead up to two double bedrooms one with en suite shower room and WC.

The surrounding gardens are fenced all around the house, providing ample opportunity for landscaping. Additionally, the barn offers potential for garaging/storage. The septic tank is not compliant, but it does not need to be completely replaced, only refurbished. The roof has leaked in the bedrooms (as you can see in the additional photos) and will certainly need to be replaced at a later date.

All amenities, including vets, schools, bars, restaurants, tourist attractions are available at the medieval village of Domfront - only 10 minutes away.

Only 1 hr 30 to the ferry port in Caen
Nearest Airport Rennes 1 hr 40
Paris 3hr 30

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

LOCAL TAXES

Taxe habitation: EUR

NOTES