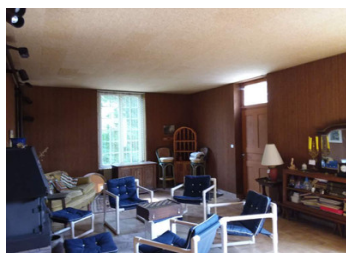
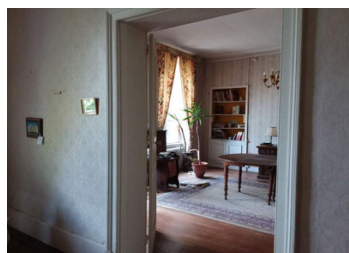
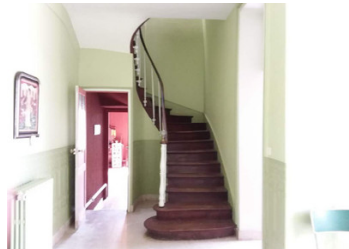
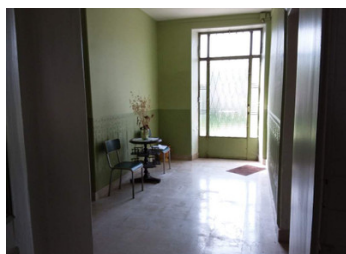


Maison de maître, set in a large walled garden in small town. In need of work but with fabulous potential.



INFORMATION

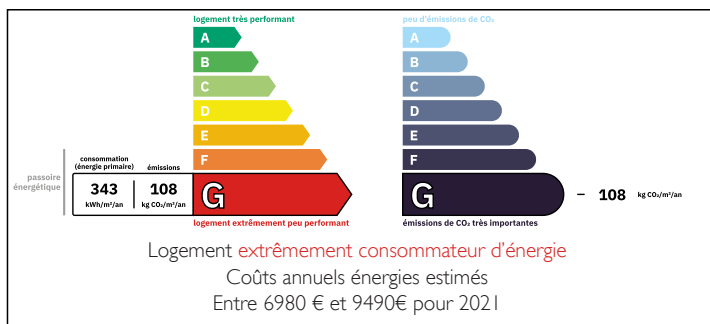
Town:	Flers
Department:	Orne
Bed:	8
Bath:	3
Floor:	300 m2
Plot Size:	3500 m2



IN BRIEF

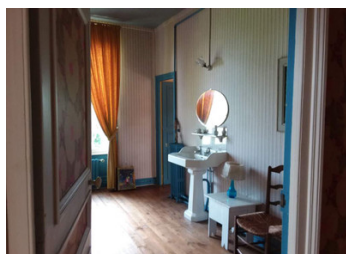
Situated in a small town close to Flers, this large maison de maître is close to shops (baker, butcher, pharmacy, doctor and other amenities, set in a beautiful walled garden offering privacy to the rear.. The railway station (Paris – Granville) is just a 15 minutes drive and the ferry at Caen is an hour. The house offers 220 m² of living space and 85 m² to be restored on the 2nd floor. The ground floor is given over to living rooms whereas the upstairs comprises spacious bedrooms and a small lounge.

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.



LOCAL TAXES

Taxe foncière: 1800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The entrance hall leads to a small lounge, the salon and dining room and the kitchen with a dining area. A large reception room, also accessible from the garden, could be converted for a professional or craft business for example. 3 large bedrooms and a small lounge, bathroom, shower room and toilet are on the first floor. The second floor with its 5 rooms and attic remains to be converted.

The house is of very good quality and is immediately livable, although some refurbishment and renovation work is required.

Ground floor:

- 13 m² entrance hall and 7 m² reception room
- Kitchen: 21 m² and utility room
- Living room overlooking the rear garden: 32 m² and opening onto a 27 m² dining room, both overlooking the garden
- Reception room of nearly 40 m².
- Cellar and storeroom

On the first floor, a landing leading to :

- 1 bedroom of 17 m² with adjoining lavatories and wardrobe
- 1 bedroom of 19 m² with adjoining lavatories which can be converted into a shower room
- 1 bedroom of 21 m² with cupboard and shower room
- 1 bathroom with bath and WC
- 1 small lounge / office

On the 2nd floor, a landing leading to:

- 5 rooms of which 3 bedrooms with washbasin, attic, the whole about 80 m², to be restored

Outside

- entrance yard
- garage (2 cars)
- big garden on the back
- outbuildings

Information about risks to which this property is exposed is available on the Géorisques website :