

A large house with garden, in walking distance to shops, weekly market



## INFORMATION

Town:	La Lande-Patry
Department:	Orne
Bed:	7
Bath:	3
Floor:	250 m2
Plot Size:	1460 m2

## IN BRIEF

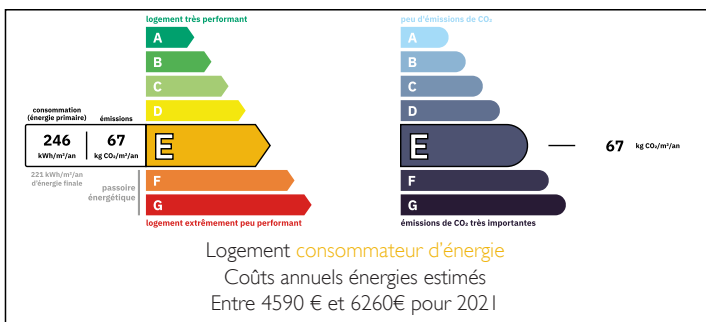
A large town house with very large reception rooms, 7 bedrooms, with possibility for ground floor living and easy access by foot to a large superstore, a vibrant town centre with restaurants and boutiques and weekly market and the local station for trains to Paris East under 2 hours or to the Granville beach on the west coast in one hour.

A Well equipped kitchen with veranda leading to garden gives a light and bright aspect to the north side. South facing is the Chateau of Flers with building permission forbidden in front of the house. The property benefits from Oil fuelled heating and double glazing throughout. Some work is to be done to update, repair and bring to a quality standard. and this is reflected in the present price.

An ideal property for letting to a...

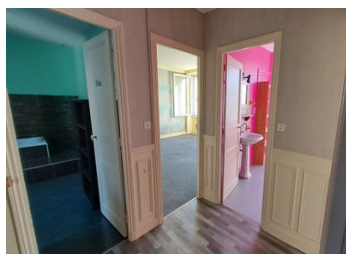


## ENERGY - DPE



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

On the ground floor:  
large living room,  
a second large living room with fireplace,  
kitchen with veranda,  
study,  
2nd entrance room,  
WC.

On the first floor:  
three bedrooms,  
shower room,  
bathroom.

On the second floor:  
four attic bedrooms, attic above.

Outside :-  
adjoining outbuildings.  
Land used as a garden.

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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: 1620 EUR**

**Taxe habitation: EUR**

## NOTES