

Not for the faint hearted, a large house in need of updating in a lovely spot with far reaching views.

## EXCLUSIVE



## INFORMATION

Town:	Rânes
Department:	Orne
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	2015 m2

## IN BRIEF

Spacious four bedroom habitable house with lovely views, which, with a bit of imagination and some work, offers generous sized accommodation with lots of possibilities. Surrounded by open countryside in a small hamlet, it has four double bedrooms and a large sitting dining room. In need of updating and refreshing, would equally suit as a permanent or holiday home. It comes with a large barn in ruins.

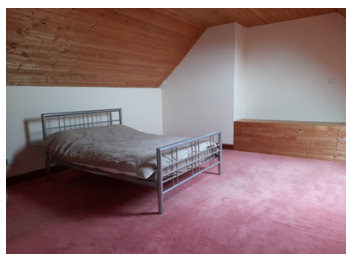


## ENERGY - DPE

DPE not required.

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:	1047 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

House comprising;

Large entrance 24m<sup>2</sup> with door to old conservatory in need of repair and stairs. to

Bedroom 30m<sup>2</sup> which has a shower, basin and wc in the corner, could easily be partitioned off.

Kitchen 23m<sup>2</sup> with original fireplace and stairs to

Bedroom 12.5m<sup>2</sup>

Bathroom with bath, basin and wc.

Large dual aspect living/dining room 50m<sup>2</sup> with doors to front and rear gardens, original fireplace and stairs to,

Bedroom 20m<sup>2</sup> giving access to,

Bedroom 20m<sup>2</sup>

Outside there is a somewhat overgrown garden, ample parking for several cars and a very large barn, formerly stables and storage, this is in need of complete renovation, including a new roof.

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