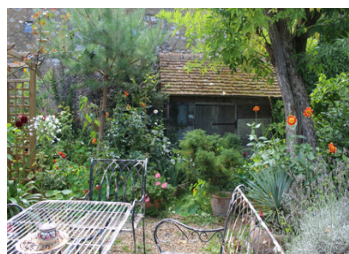


UNDER OFFER -Bretoncelles, centre village, period property, walled garden with views , guest cottage...



INFORMATION

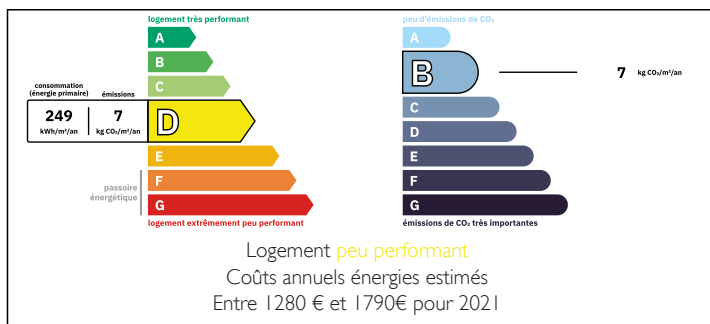
Town:	Bretoncelles
Department:	Orne
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	488 m2



IN BRIEF

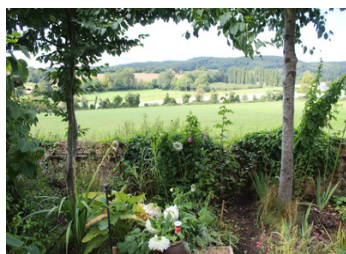
IH40 Paris. Perche National Park , Bretoncelles, cottage/artists studio and beautiful walled garden with view. Oasis in the centre of the village which has all primary amenities and also a rail link to Paris. Work to finish the property - install a kitchen for exemple.

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 habitation: EUR

NOTES

DESCRIPTION

Ideally located in Bretoncelles which has a rail link to Paris, period property fully renovated to offer 98 m² including on the ground floor an entrance, large living room with kitchen (30m²) a wood burning stove as well as electric underfloor heating, wc.

On the first floor is the master suite of a landing /study , large bedroom with dressing room, shower room and wc.

On the second floor a spacious bedroom with shower room and wc.

Electric underfloor heating.
Mains drainage

Directly behind the townhouse is a shared courtyard leading to the walled private gardens within which sits the guest cottage/artist studio - 106m² comprising a large room (40m²) with cathedral ceiling, further room , shower and wc, upstairs a bedroom leading to a small balcony. Storage space to the side of the building . Garden shed. Beautiful walled garden with stunning views, seating areas and water feature, approx. 400m².

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