

OFFERS INVITED- for this town house, garden at rear, additional parcels near river Mayenne. **WORK TO DO.**

EXCLUSIVE



INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	944 m2

IN BRIEF

A great price for a charming little house with big potential and spacious rooms, a modern feel, an old character garden near the vibrant region of Bagnoles de L'orne.

The house has been modernised and the garage adjacent converted to a lounge, there is free parking at the rear of the house. and **WORKS TO DO.** Habitable right away. Two fields at a distance by the river Mayenne, for fishing.

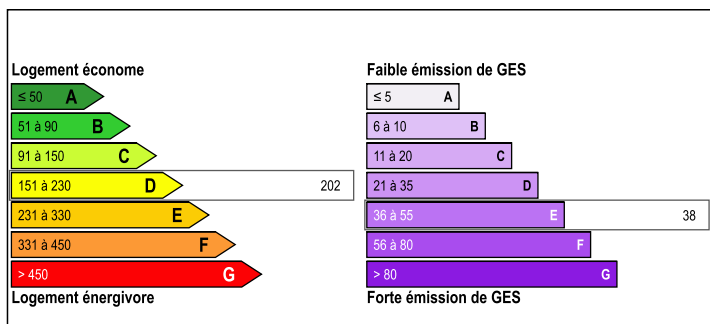
Bagnoles de l'orne 6kms

Tessé Froulay 1.6kms

Domfront 17kms

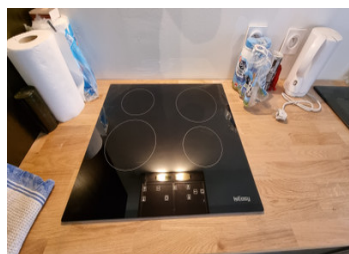
juvigny val d'andaine - 7kms all commerces available here.

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

A house comprising:-

- A basement under the whole property.
- A ground floor divided into an entrance hall cum kitchen cum dining area and the garage converted to a lounge. A WC,

- First floor: landing, three bedrooms and spacious bathroom with shower and WC,

- A large attic above.

Outside: enclosed courtyard to the rear and a separate land at a distance.

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

LOCAL TAXES

Taxe foncière: 454 EUR

Taxe habitation: EUR

NOTES