

UNDER OFFER | Property full of charm and character, with atelier/gallery/office space on the ground floor



INFORMATION

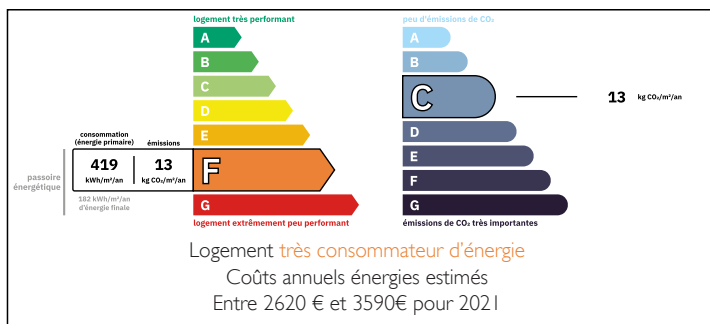
Town:	La Ferté Macé
Department:	Orne
Bed:	2
Bath:	2
Floor:	121 m2
Plot Size:	0 m2

IN BRIEF

Conveniently situated off the main square in the popular market town, this granite fronted corner property offers excellent scope for a number of activities with its separate Atelier/workshop/gallery/office space at the ground floor.



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

There are two access doors at the ground floor. One leading to the main room atelier/office/gallery, and storage /cellar downstairs. The second door leading to a separated spacious living accommodation over 3 floors which offers itself as a separate self contained rentable 2 bed 2 bathroom apartment/air B&B or owners accommodation comprising of living room/dining room at the first floor, fully functioning kitchen, separate toilet room and a charming Juliette balcony.

The beautiful spiral oak staircase leads to a spacious light and airy bedroom and bathroom.

The 3rd floor has a second beautiful double bedroom with en-suite shower and wc. There is a small loft/storage attic above.

The property has an electric Gialix 6kw heating system, full fire/emergency alarm system.

It is fully UPVC double glazed on floors 1,2 and 3.

The town La Ferte Mace has various shops, bars and restaurants and a leisure Aqua parc on the outskirts. The popular Spa town of Bagnoles -de-l'Orne is 5 km away and offers all amenities, spa, casino, shops, restaurants and bars.

The property would make an ideal main residence with its own workshop/artist gallery or equally as an investment/business space or B&B apartment.

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