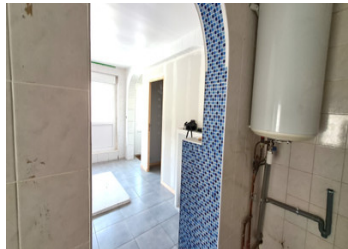


## HUGE REDCTION TO 109000FAI -3 APPARTMENTS centre Flers. 61100



## INFORMATION

Town:	Flers
Department:	Orne
Bed:	4
Bath:	3
Floor:	158 m2
Plot Size:	0 m2



## IN BRIEF

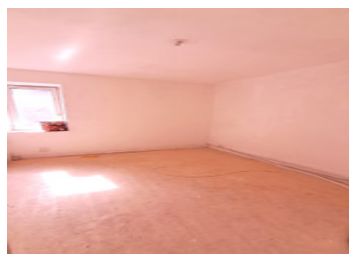
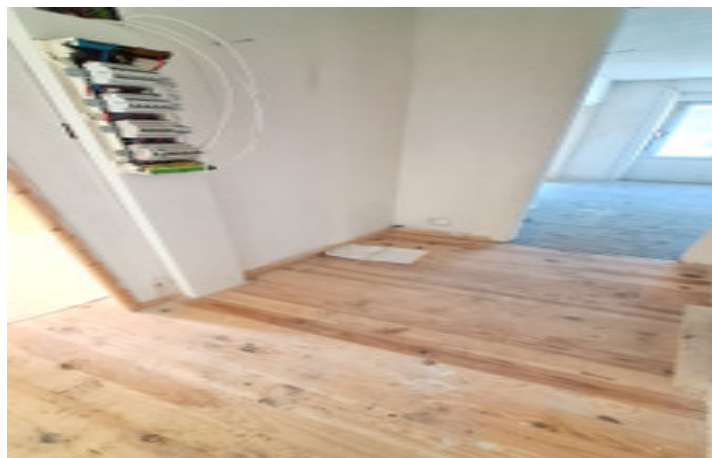
A terrific investment property for a business person or a professional builder to complete works and let these three flats, in a vibrant town for future income where there is a huge need for accommodation to rent. A formidable opportunity for the right person to add to his or Her investment portfolio.

## 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.



## DESCRIPTION

A stone-built, slate-roofed house in the centre of town comprising; on the ground floor, a 47 square metre flat, comprising a living room, a bedroom, a separate kitchen and a bathroom.

First floor: a 57 square metre flat comprising a kitchen, a living room, two bedrooms and a bathroom.

On the second floor; a flat of 42 square metres comprising a kitchen, a living room, a bedroom and a bathroom.

In the basement; a cellar in two parts, a total of 60 square metre.

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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 habitation: EUR

## NOTES