

2 houses sold together, 1 hectare plot with panoramic views of the valley. Live in one, holiday let the other



INFORMATION

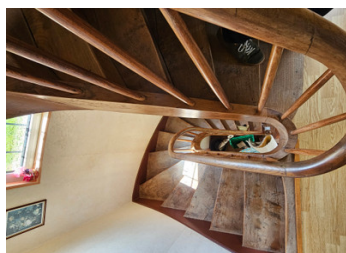
Town:	Vimoutiers
Department:	Orne
Bed:	5
Bath:	1
Floor:	110 m2
Plot Size:	9820 m2

IN BRIEF

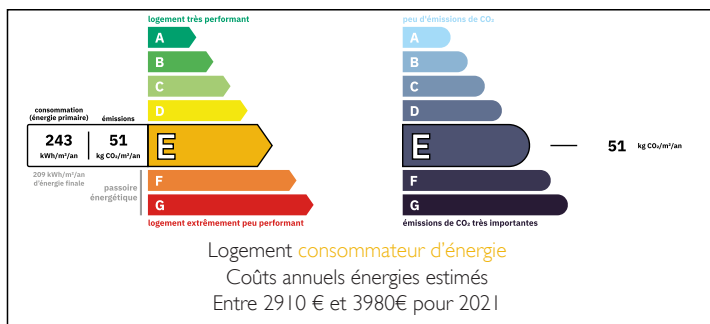
This ensemble of houses and outbuildings is in a lovely quiet setting with valley views. One 3 bedroom home, habitable and ready for immediate use. The second house is for renovation. You could also join the second house to the first house, and make one large house if you so wish.

The first 3 bedroom home has a tower where the staircase provides access to the different levels. A tiled, open plan living / dining room, with open fireplace, and a kitchen and a WC. The first floor has three bedrooms, a bathroom, small dressing room, and WC. Second floor has an attic that can be converted into living space. Double glazing throughout.

Second house to be renovated has a kitchen/dining room with living room, and bathroom on the ground floor with 2...

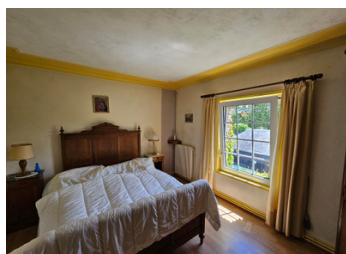


ENERGY - DPE



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

Entrance area via the tower (9m²) with WC, and period stairwell to upper levels, Open plan living / dining room (40m²) with kitchen (8m²). On the first floor landing you will find a WC, with hallway leading to 3 bedrooms (13m², 13m², 10m²) with bathroom (4m²) and small dressing room (1m²). On second level is an attic (25m²) that can be converted if you wish.

The second house that requires full renovation has 38m² that you can divide between kitchen/dining and living room area. There is a bathroom with toilet (4m²). On the first floor are two bedrooms (11m², 14m²) Cellar 22m²

There are two large barns at 40m² each, a garage with automatic door 23m², and smaller outbuildings that store garden utensils including an ancient lavoir (7m², 11m²).

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

LOCAL TAXES

Taxe foncière: 951 EUR

Taxe habitation: EUR

NOTES