



Ref: A31025CRB61

Price: 205 200 EUR

agency fees included: 8 % TTC to be paid by the buyer (190 000 EUR without fees)

Beautiful property with an amaizing garden, beautiful trees and flowers, near all facilityes



INFORMATION

Town: Flers

Department: Orne

Bed: 5

Bath: 2

Floor: 136 m2
Plot Size: 1300 m2





IN BRIEF

Beautiful property , family house, well placed, plenty to offer, amazing garden with lots of trees and flowers, terrace with exterior barbeque!

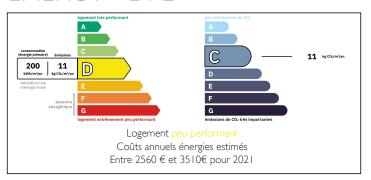








ENERGY - DPE



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.

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LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

Beautiful property, with a lage garden, lots of trees and flowers, south facing terrace of 40 square metres, with barbeque/outdoor fireplace!

The main entrance opens to the furnised kithen and the large living room with

wood fireplace. The living room opens to the terrase and garden.

The ground floor has one bedroom, a big bathroom with double basin, toillet room.

Direct access to the parking place for 2 cars and cellar with a lot of storage place.

The wood stairs goes to the up fllor with 3 bedrooms, , office room, shower room and toillet room.

The house has double glazing windows, new roof, exterieur isolation, 2 parking places, and an amaizing garden!

Comme for a viewing and discover this beautiful property in Normandy!

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

NOTES