

2 bed village property with outside courtyard, ideal as a second home or one for investors

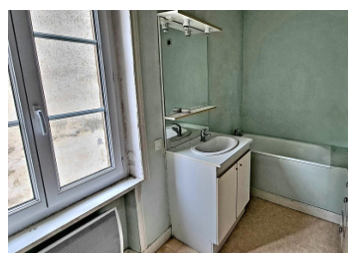


INFORMATION

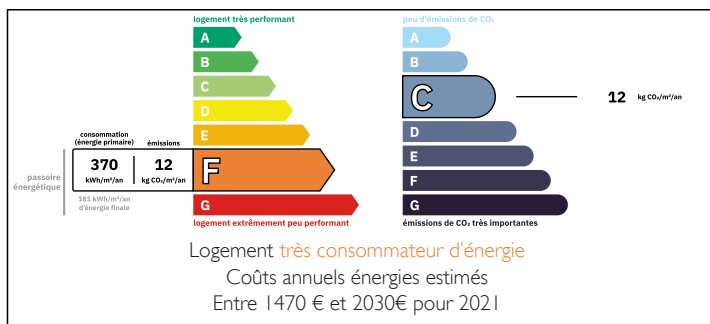
Town:	Passais Villages
Department:	Orne
Bed:	2
Bath:	2
Floor:	65.4 m2
Plot Size:	103 m2

IN BRIEF

In the bustling village of Passais la Conception this 2 bed property offers plenty of space. Large rooms, 2 bathrooms, storage cellar and outside courtyard with plenty of space for a table and chairs. The village offers all amenities within walking distance. Bakers, small supermarket, tabac, pharmacy restaurant/bar, bank, pétrol station. Plenty to do and see in this sought after location including medieval Domfront, St Fraimbault, Bagnoles de L'Orne spa town and all the markets, cycle routes, and walks this area has to offer. Less than an hour from the coast and the wonderful Mont St Michel and 90 minutes to the nearest ferry port. If you fancy à Parisian break then 20 minutes up the road is the station with free parking and direct train routes to the city centre.



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

You enter into a spacious room (27.5m²) with central fireplace. Currently there are some kitchen cupboards and a sink. This leads into a second room (11.8m²) that would be ideal as a new kitchen area, dining room or downstairs bedroom as it has a shower room with WC (3.4m²) leading off it. To the first floor there is a good size bedroom (15m²) with parquet flooring and central fireplace. A separate bathroom (6 m²) with separate WC is also found on this floor. From the original oak staircase you go up to the second floor which has been recently converted and offers good space for a 2nd bedroom (15.6m²). The property comes with a useful ground floor cellar (13m²) which houses the water tank and electrics. Idéal for storage or the perfect workshop. Outside is a walled courtyard that could be used to park a car along with space to eat and relax.

Electric heaters, double glazed throughout, mains drains.

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