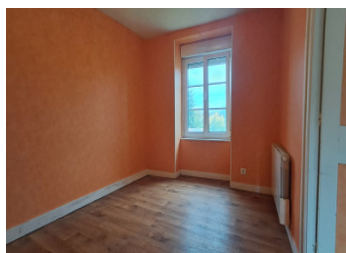


A village house with excellent amenities by foot including a fine grocery store with friendly grocer.



INFORMATION

Town:	Montsecret-Clairefougère
Department:	Orne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	12 m2

IN BRIEF

A charming property in a delightful village setting!

Property Details:

Type: Detached house with an adjoining garage.

Rooms: 2 bedrooms with a large loft space convertible into a 3rd bedroom.

Condition: Requires some refreshing, allowing for personalization.

Heating: Electric-only heating.

Land: Small parcel at the rear of the house.

Village Amenities:

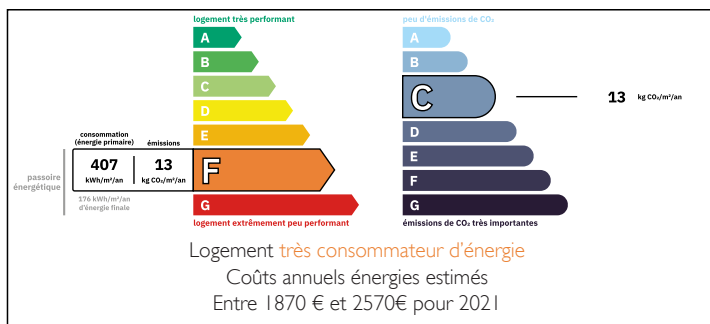
Shops & Services: A bar/épicerie, hairdresser, and a friendly, proactive Mayor.

Education & Learning: An infants' school and a French teacher.

Recreation: Swimming pool, equestrian center, and nearby walking or cycling routes.

Dining: Local English-run pub/restaurant and a French restaurant in Frênes (1.5 km away).

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

A stone-built, slate-roofed house comprising : -
ground floor: living room, kitchen and WC.
on the first floor; two en-suite bedrooms and a
shower room with washbasin and bath and a small
landing.

On the second floor, an attic.

Outside - a small garden and a garage adjoining the
house.

The house benefits from mains drainage and is
situated in a cul de sac of 4 houses.

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