

Under offer. Between Belleme and La Ferté Bernard, village house in need of updating, courtyard garden...



## INFORMATION

Town:	Saint-Germain-de-la-Coudre
Department:	Orne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	75 m2



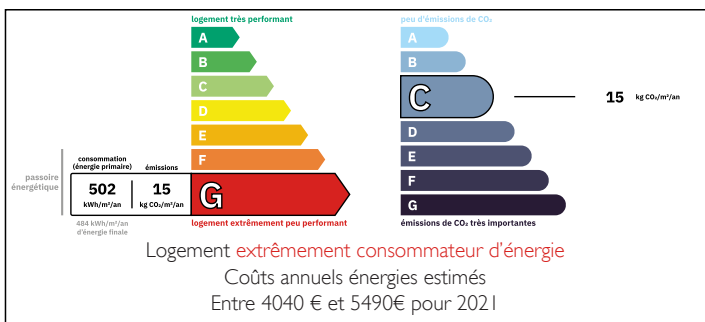
## IN BRIEF

2H Paris . Belleme area, in a village, charming country house in need of updating with attached outbuilding and small enclosed garden.

Mains drainage

Modular spaces, originally two houses.

## 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

Charming old house to renovate at the edge of the village.

Originally two houses so plenty of possibilities to divide into two houses or keep as one.

The total is 180m<sup>2</sup> which requires renovation/upgrading even if the house is currently habitable.

Comprising: entrance/boot room ( once a kitchen ), 2 living rooms each with wood burning stove, large kitchen diner with patio doors onto the garden, upstairs, by two staircases are three bedrooms and two bathrooms. Room to renovate completely. enclosed garden of approx. 80m<sup>2</sup>, large adjoining outbuilding. mains drainage.

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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