

House for sale Montsecret a complete renovation over 3 floors and an exciting project in a welcoming village.



## INFORMATION

Town:	Montsecret-Clairefougère
Department:	Orne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	478 m2



## IN BRIEF

Photos on application.

A complete renovation on all floors for the charming property with outbuilding and garage and good sized land for a useful vegetable plot.

In walking distance to the bread depot, grocery store, local bar, restaurant, and infants school, swimming pool and equestrian centre, the mayor in this village is proactive and accessible. An ideal project for young couple with energy.

## ENERGY - DPE

DPE not required.

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 and brick built house with a slate roof comprising : -

Ground floor: entrance/kitchen, sitting room with entrance door.

First floor: bedroom and shower room with washbasin and WC.

Second floor: two rooms with attic space above.

Outside there is a garage and a cellar. Plot of land.

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

## NOTES