

Ref: A32606NOE61

Price: 168 000 EUR

agency fees to be paid by the seller

### Perched on hilltop, with beautiful surrounds, is this lovely three bedroom French family pavillion home







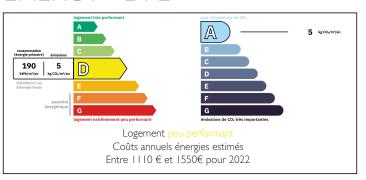








### ENERGY - DPE



# INFORMATION

Town: Le Renouard

Department: Orne

Bed: 4

Bath: 2

Floor: 92 m2

Plot Size: I 1080 m2

### IN BRIEF

Wonderful French pavillion family home in sought after commune, with no overlooking neighbours and spectacular country/valley views as it sits atop a small hill. This home provides a lovely open plan living dining room space that flows into the kitchen. There is a separate office space, and toilet that has space to install a shower cubicle for a full bathroom downstairs.

First floor has three bedrooms and a bathroom that have wonderful views from the windows

There is a terrace at front and rear of the properties so you have choice as to where to entertain, with the rear terrace having direct access to the living dining room area via Double French doors.

The underhouse is the full floor area of the house, which provides you with two storage areas, and a tandem double garage. Fibre optic is...

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 foncière: 1050 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Ground Floor

Kitchen 12m2 Living/Dining room 30m2 with access to terrace 27m2 Office 6m2 WC

First Floor

Master Bedroom 11m2 2nd Bedroom 8m2 3rd Bedroom 8m2 Bathroom (Bathtub, basin, and toilet) 5m2

Basement/Underhouse

Tandem double garage 27m2 Workshop space 18m2 Storage room 11m2

15 minutes by car to Vimoutiers or Trun for bakers/butcher/banks/ local supermarkets

30 minutes to Argentan to all services hypermarkets/hospital and train station for trains to Paris in 2 hours

I hour by car to Caen/Ouestreheim ferry services

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