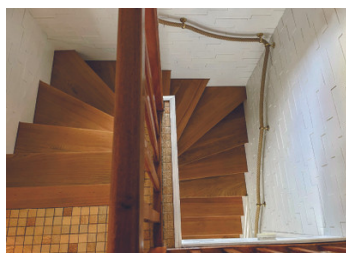


FOR SALE: house i(162m) at 13km of Argentan (Gouffern en Auge)



INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	4
Bath:	2
Floor:	162 m2
Plot Size:	549 m2



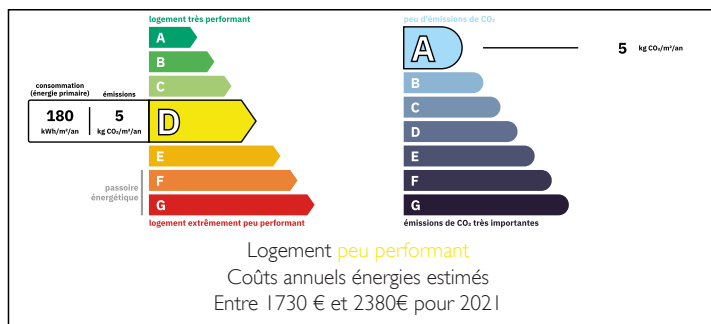
IN BRIEF

Attractive stone house in the center of a village in the new commune of Gouffern en Auge.

Close to schools and shops, 12 min from Argentan. very bright, thanks to recent renovations, this property is perfect for a young couple with children (4 bedrooms possible)

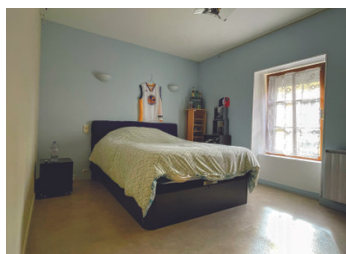
House with 162m² of living space (possibility of converting the attic) and 549m² of land (terrace, lawn and space for cars).

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

FOR SALE: Stunning Renovated House in Gouffern en Auge, Fel

Ideal location! Situated in the new commune of Gouffern en Auge, Fel, this beautiful property is close to schools and shops, and only 12 minutes from Argentan.

Main Features:

Living area: 162m²

Land area: 549m²

Parking: Space for several cars (access via a lane)

Heating: Electric and pellet stove, with underfloor heating in the recently renovated part

EPC: D

Recent Renovations:

The house has been completely renovated in recent months, including painting, stretched ceilings, modern kitchen, glass room, underfloor heating, and more. Additional finishing touches are planned in the coming days.

Ground Floor:

Bright and well-equipped kitchen of 22m² serving as the entrance, with a dressing area and wooden staircase leading to the first floor

Spacious dining room of 22m²

Modern living room of 40m², a glass room with direct access to the garden

Billiard room of 12m², adjacent to the living room

Office/bedroom of 13m² in the renovated glass part, with a small shower room and WC (3m²)

First Floor:

Bathroom and WC of 4m²

Master bedroom of 12.5m² with dressing room

Second bedroom of 13m²

Third spacious bedroom of 12m² with the possibility of an adjoining dressing room (currently a small office of 8.5m²)

Exterior:

Private garden with lawn

Courtyard and parking for 2-3 cars

Large recently renovated terrace

Additional Potential:

LOCAL TAXES

Taxe foncière: 1374 EUR

Taxe habitation: EUR

NOTES