



Ref: A32968YAL61

Price: 264 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (252 000 EUR without fees)

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















INFORMATION

Town: Gouffern en Auge

Department: Orne

Bed: 4

2 Bath:

Floor: 162 m2

Plot Size: 549 m²

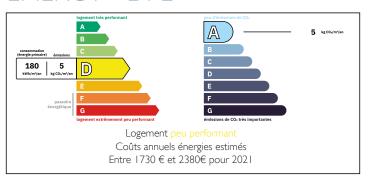
IN BRIEF

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).

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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: 1374 EUR

Taxe habitation: EUR

NOTES

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 $12m^2$, adjacent to the living room Office/bedroom of $13m^2$ in the renovated glass part, with a small shower room and WC $(3m^2)$

First Floor:

Bathroom and WC of 4m²

Master bedroom of 12.5m² with dressing room

Second bedroom of 13m²

Third spacious bedroom of I2m² 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:

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