

Old Rectory for sale in the commune of Joue du Bois, a living area of 169m² and land of 2289m²



INFORMATION

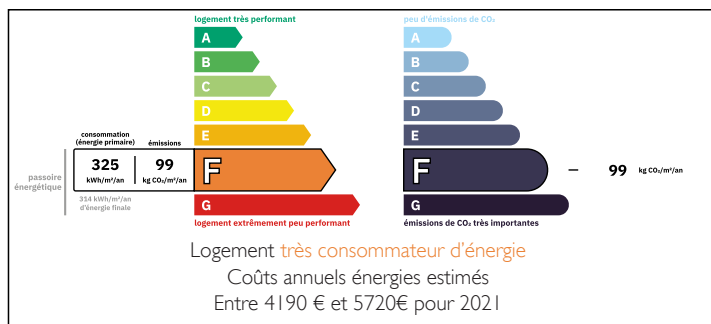
Town:	Joué-du-Bois
Department:	Orne
Bed:	6
Bath:	2
Floor:	160 m ²
Plot Size:	2289 m ²

IN BRIEF

Old Rectory for sale in the commune of Joue du Bois, close to shops. Beautiful property with a house offering a living area of 169m² and land of 2289m². Renovations are needed



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

Old Rectory for sale in the commune of Joue du Bois, close to shops. Beautiful property with a typical house, living area of 169m² and a land of 2289m². Renovations are needed in some rooms (wall and ceiling paintings, some floors).

On the ground floor: bright entrance with tiles (13m²), a kitchen with an old fireplace (granite, 10m²), a living room - dining room (33m²), an office or bedroom (12m²), and a bathroom (2.5m² with WC). On the 1st floor: 4 bedrooms (13, 13, 15, 15m²), with a bathroom (4.5m²) and separate WC. On the 2nd floor: a bedroom (10m²) and a convertible attic (70m²). A basement cellar.

The garden (total land of 2289m²) is perfectly enclosed, with fruit trees (apple trees, cherry trees, hazelnut trees, etc.).

An annex building, serving as a garage (47m²), also exists on the plot.

Note the presence of a well (fountain) in the garden.

Windows and doors have all been replaced (PVC, double glazing).

Heating: oil.

Sanitation: mains drainage.

Roof: beams in good condition and slates

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