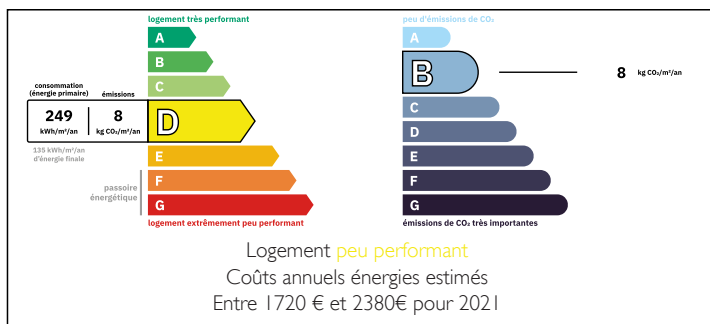


Ready to go, Tidy, beautifully presented, drop your bags and youre home, put the kettle on. Priced to sell.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saires-la-Verrerie
Department:	Orne
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	960 m2

IN BRIEF

Your Perfect French Retreat

Discover this cosy home-from-home, ideally located just over an hour from the port, ensuring a smooth and relaxed arrival. Whether you're searching for the perfect holiday getaway or a permanent residence in France, this property is sure to delight!

Conveniently situated near La Ferrière-aux-Étangs and Flers, you'll have easy access to shopping, dining, and all essential amenities.

Key Features:

Rentability!

Spacious Outdoor Area: Ample parking for up to 6 vehicles.

Versatile Workshop: Ideal for DIY projects or hobbies.

Additional Spaces: Garage, craft room, garden shed, and a dedicated veggie garden for your green-thumb pursuits.

A divine Conservatory: A light-filled, large

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 dwelling house comprising: -
on the ground floor; a large room with fireplace, a conservatory, a large kitchen, a shower room and WC, a bedroom.

First floor: two bedrooms and WC.

Outside is land with an outbuilding on two levels, including wood storage, a garage and a sewing room, and adjoining the house is a vegetable garden with a greenhouse and a shed.

Flers - 14kms

Bagnoles de l'orne - 18kms

La Ferriere aux etangs - 4kms

La Ferte Mace - 15kms

Domfront - 17.5kms

Ouistreham - 91kms - 1 hr 15 min by car.

LOCAL TAXES

Taxe foncière: 720 EUR

Taxe habitation: EUR

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

NOTES