

FOR SALE: Property in the center of Joue du Bois (61, Normandy). Living area: 90m² with a plot of 2234m².



INFORMATION

Town:	Joué-du-Bois
Department:	Orne
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	2234 m ²



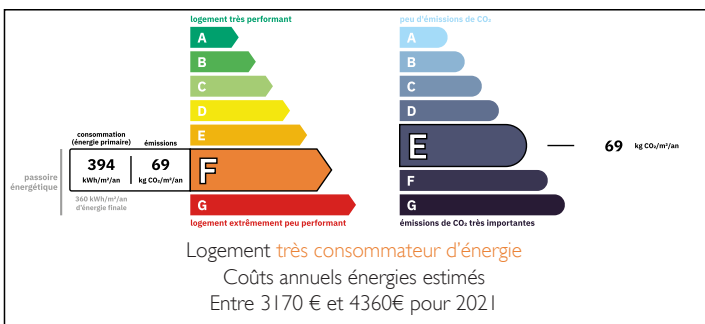
IN BRIEF

FOR SALE:

House with garden in Joué du Bois (Orne, Normandy), in the village center, close to school and shops. Living area: 90m² with a plot of 2234m² (possibility to acquire more land), Interior Refurbishment Works Required



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: House with garden in Joué du Bois, in the village center, close to school and shops.

Living area: 90m² with a plot of 2234m²

Located 10 minutes from La Ferté Macé or Carrouges, and 25 minutes from Argentan. The house dates from post-war and is made of stone.

The garden is well enclosed with a large grassy area and many trees (including several fruit trees).

The house needs interior refurbishment. The doors and windows have been replaced (double glazing and PVC, except for one French door).

Ground floor: an entrance on the street side (2m²) with access to the staircase (to the cellar and the upper floor), a beautiful bright living room overlooking the garden and terrace (22m²) with a stone fireplace (granite) with a wood stove, a fitted kitchen (7.5m²), separate WC, all with white tiles, and a room that can be used as a bedroom (11m², with parquet flooring).

First floor: a small balcony (street side), a bathroom (3.5m²), a living room (22m²), a bedroom (11m², with parquet flooring), separate WC.

The attic: convertible, with two openings, (concrete floor).

The cellar: concrete floor, 31m², with water heater and water supply.

The house is heated by gas (external tank) and wood (wood stove).

It is fiber-optic connected.

Two gates: pedestrian and car.

A terrace.

Sanitation: septic tank.

LOCAL TAXES

Taxe foncière: **892 EUR**

NOTES