

Renovation project. Townhouse with garden in popular village with amenities. Quotes available for works.

## EXCLUSIVE



## INFORMATION

Town:	Boucé
Department:	Orne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	305 m2

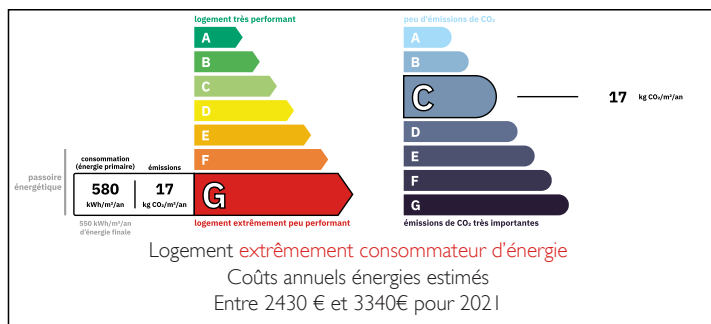
## IN BRIEF

This is a complete renovation project, everything needs to be done, however, the vendor has provided quotes from local artisans, total costs in the region of 70,000 euros, all done.

Townhouse situated in a very popular village with all amenities within a short stroll, benefits from a walled garden to the rear.



## 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

The property currently comprises;

Large dual aspect room, formerly the local school, then commercial premises.

Large entrance hall/potential dining room, inner hall with staircase, rear kitchen area.

Upstairs, three bedrooms plus bathroom.

Attic.

To the rear, a walled garden with building.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES