

Beautiful bourgeoise house on a nice plot, and includes a huge garage/workshop



INFORMATION

Town:	La Ferté-en-Ouche
Department:	Orne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	5801 m2

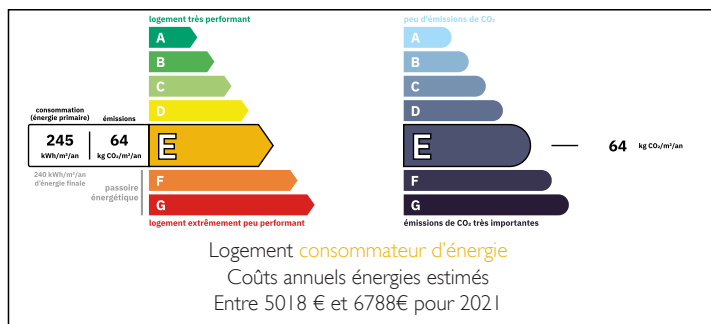


IN BRIEF

Leggett are pleased to present this period bourgeoise house with period features. This home comprises of Kitchen, living and dining room space on the ground floor, 2 bedrooms and bathroom on the first floor. The second floor has attic space which could be converted into a third bedroom with ensuite.

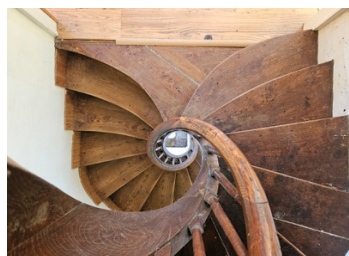
This property is on mains drains, and is gas central heating. The gas tank is buried underground. The property comes with a wonderful sized garage and workshop outbuilding of approx 116m2.

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

Ground Floor

- Entrance 5m2
- Dining room 19m2
- Living room 19m2
- Kitchen 8m2

1er floor

- 1st bedroom 18m2 with built in cupboards
- 2nd bedroom 20m2
- bathroom 21m2 (WC, bathtub, handbasin)

2nd floor

- Attic space 17m2 (convertible)
- small storage room 3m2

4.7kms to Sap en Auge for bakery and mini market/post office

18kms to L'aigle for all major services and commerce/hospital

Train station at L'agile for high speed service to Paris in 1H30

25kms to autoroute A28

87kms to Caen Ferry Services

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

LOCAL TAXES

Taxe foncière: 778 EUR

Taxe habitation: EUR

NOTES