

Charming French cottage in quiet rural setting with no neighbours, ready to move in, or perfect holiday home



INFORMATION

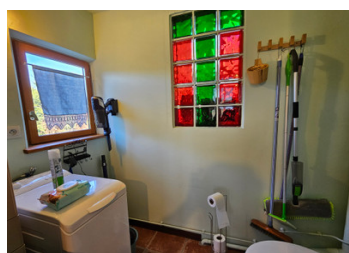
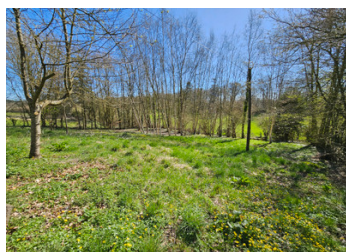
Town:	La Ferté-en-Ouche
Department:	Orne
Bed:	1
Bath:	1
Floor:	68 m2
Plot Size:	1994 m2

IN BRIEF

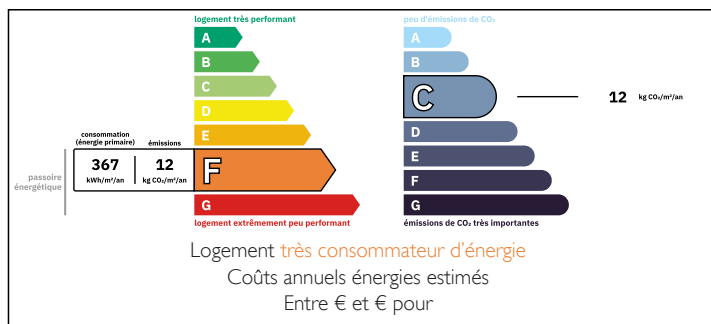
Leggett are pleased to present this charming and clean one bedroom traditional columbage cottage, in a rural and quiet French countryside setting. This would make a lovely holiday home escape or principal place of residence with its charm and comfort. With all the windows it is quite a bright and airy space (double glazed)

There are exposed beams, and brick flooring, and a toilet on both levels. With plenty of storage, and a small cellar for conserves and/or wine.

The house comes with electric heating, but it still has the beautiful Normandie cheminee in place that you can open and install a wood burner, as there is plenty of firewood on site. Furniture and white goods included

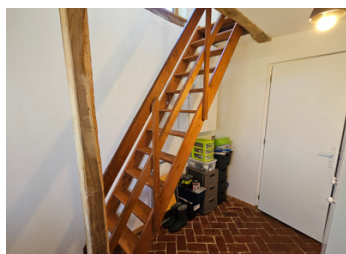
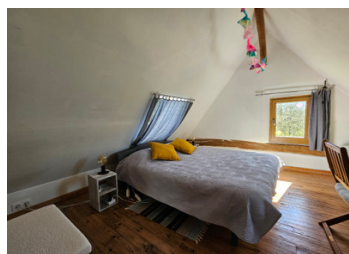


ENERGY - DPE



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 to open plan living room and dining room 31m2
- Kitchen with access to garden 9m2
- Stairwell space to first floor 4m2
- Laundry / WC 3m2

First Floor

- Landing 2m2
- WC
- Bathroom (shower cabin and handbasin) 2m2
- Bedroom 8m2

Outside

- Cellar 4m2
- Partial Shed 8m2

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