

Beautiful suburban house with well-kept garden in a quiet neighbourhood

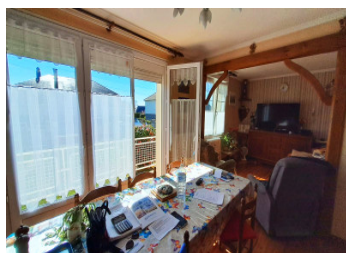
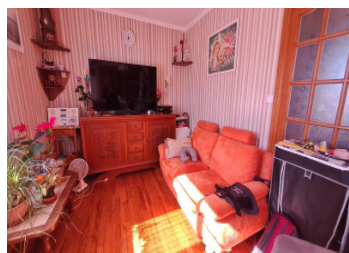
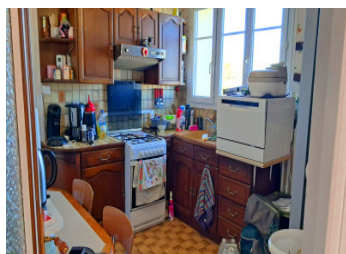
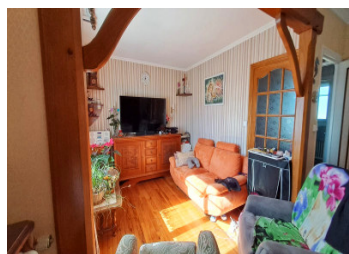


## INFORMATION

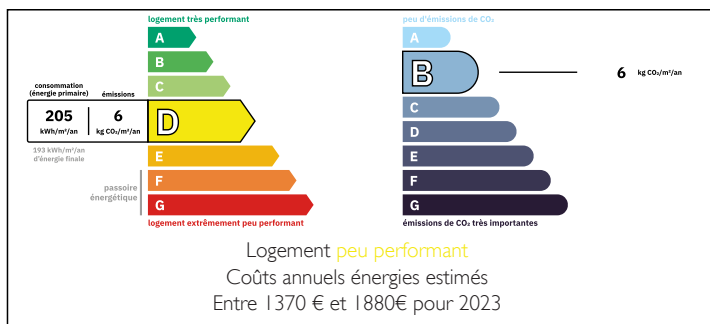
Town:	La Lande-Patry
Department:	Orne
Bed:	3
Bath:	1
Floor:	75.49 m2
Plot Size:	688 m2

## IN BRIEF

This charming suburban house offers 75 square metres of living space, making it an ideal home for families. The 688 square metre plot impresses with a well-tended garden that invites you to relax and play. With three bright bedrooms, a fully developed basement and a practical garage, the house offers plenty of space for your needs. Situated in a quiet residential neighbourhood, you will enjoy the proximity to all important amenities - shopping facilities, schools and doctors are only 5 minutes away. The train station is just 8 minutes away and you can reach Paris by train in just 2:20 hours. Particularly noteworthy are the low energy costs thanks to the excellent insulation and efficient pellet heating system. This house has a lot to offer! A viewing will show you the full potential of this charming home.

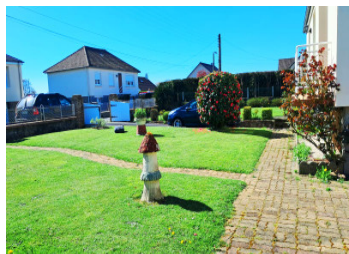


## ENERGY - DPE



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

Stone-built residential house with tiled roof comprising:

- On the ground floor: entrance hall, kitchen, two bedrooms, shower room and separate toilet.
- On the first floor: one bedroom
- Full basement with garage and boiler room

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

## LOCAL TAXES

Taxe foncière: 207 EUR

Taxe habitation: EUR

## NOTES