

Ref: A37182NSD61

Price: 49 000 EUR

agency fees to be paid by the seller

#### UNDER OFFER - Charming countryside cottage to renovate - single-storey, I bedroom and timber framed barn



## INFORMATION

Town: Neuville-sur-Touques

Department: Orne

Bed: ı

Bath:

Floor: 44 m2

Plot Size: 2404 m2



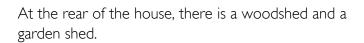




## IN BRIFF

Set in the peaceful, rolling countryside of the Pays d'Auge, this small single-storey detached cottage offers 43 m<sup>2</sup> (463 sq ft) of living space to fully renovate, on a generous 2,400 m<sup>2</sup> (over half an acre) plot. The property includes a traditional half-timbered outbuilding (also to renovate).

Inside, the ground floor features original terracotta flooring throughout, one bedroom, kitchen/living area with sink and fireplace (insert), a utility room, and a shower room with washbasin and toilet.



Please note: individual wastewater treatment system will need to be installed (none currently exists).









**FNFRGY - DPF** 

DPE not required.

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.





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# LOCAL TAXES

Taxe habitation: EUR

# NOTES

## DESCRIPTION

#### Ground floor:

- Bedroom(15 m<sup>2</sup>)
- Kitchen living room (14 m<sup>2</sup>)
- Pantry laundry room (11,5 m<sup>2</sup>)
- Toilet & shower room (2,98 m<sup>2</sup>)

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