

A super town house to renovate for a keen fisherman situated riverside the Varenne.

EXCLUSIVE



INFORMATION

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| Town: | Domfront en Poiraise |
| Department: | Orne |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 177 m2 |
| Plot Size: | 1683 m2 |

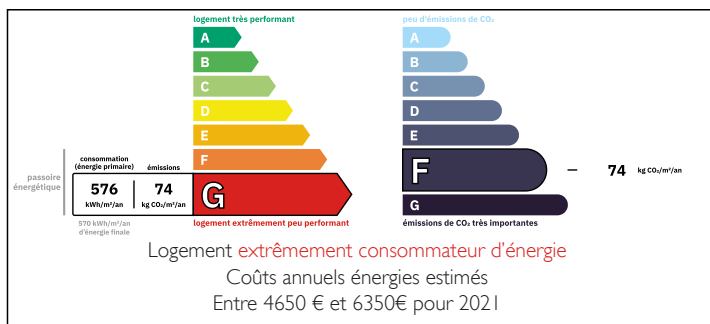
IN BRIEF

A remarkable renovation project to do in this very large property with 4 bedrooms and a very spacious ground floor encompassing a huge open kitchen/ diner.

Situated riverside La Varenne, this marvellous property stands high and proud of the main thoroughfare leading to the beautiful town of Domfront with its wonderful hospitality, weekly market, annual medieval celebrations and its historic tourist site of William the Conquerors Chateau.

A great buy and a great location, just 15 minutes walk from the nearest restaurant and the wonderful bistro on the crossroads. The local breadshop is a short walk out of town passing the fabulous Church of Notre dame sur l'Eau towards St Hilaire du Harcouet.

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

A stone house with a slate roof comprising on the ground floor: an entrance hall, a large fitted kitchen, a living room leading to an external staircase and a living room above, with a large basement. Upstairs: 4 bedrooms and a shower room, with attic space above. Outside, there is land next to the Varenne river and a large outbuilding.

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

LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

NOTES