

Charming 5 bedroom house - 150 m fully renovated



INFORMATION

Town:	Gouffern en Auge
Department:	Orne
Bed:	5
Bath:	2
Floor:	174 m2
Plot Size:	27 m2

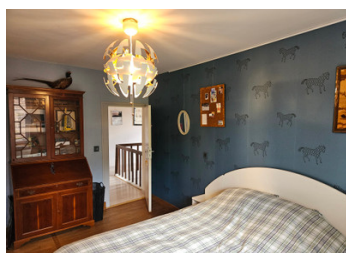
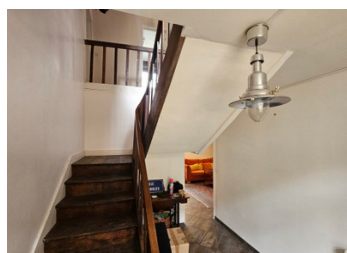
IN BRIEF

Situated in the heart of the peaceful village of Exmes, this magnificent 150 m² old house has been tastefully renovated to combine authenticity with modern comforts.

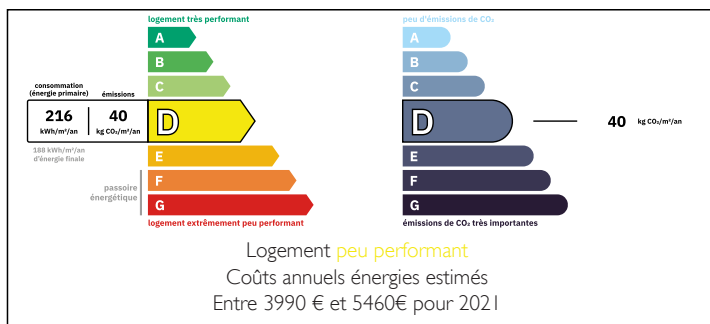
As soon as you enter, you'll be seduced by the beautiful original wooden staircase that sets the tone for this home full of character. The ground floor features a fitted kitchen opening onto a bright dining room, extended by a cosy living room with pellet stove. A ground-floor bedroom and shower room complete this level, offering great practicality.

Upstairs, you'll find four beautiful bedrooms with parquet flooring, all bathed in light and decorated with care, as well as a second modern shower room.

Outside, a charming south-west-facing covered terrace invites you to relax in any season, in a quiet, overlooked setting.



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: Tiled throughout

Kitchen 14m² with Brazilian granite countertops, oakwood cupboards

Dining room 15m²

Living room 26m² with pellet burner that has ventilation to heat the bedroom next door and 2 bedrooms upstairs.

Bathroom 5m² Basin, shower, and WC

Laundry 5m²

Linen cupboard 2m²

1st Floor:

Landing 9m²

Bedroom 1 13m²

Bedroom 2 17m²

Bedroom 3 15m²

Bedroom 4 12m²

Bathroom 6m² Double basin, shower, and WC

2nd floor - attic 49m² possibility to turn into another bedroom/living space

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

LOCAL TAXES

Taxe foncière: 1045 EUR

Taxe habitation: EUR

NOTES