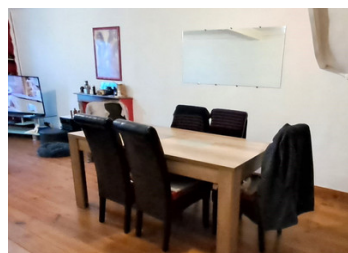


**GREAT VALUE** Cosy yet very spacious 4-bed family home with spa room, large outbuildings and space for a pool.



## INFORMATION

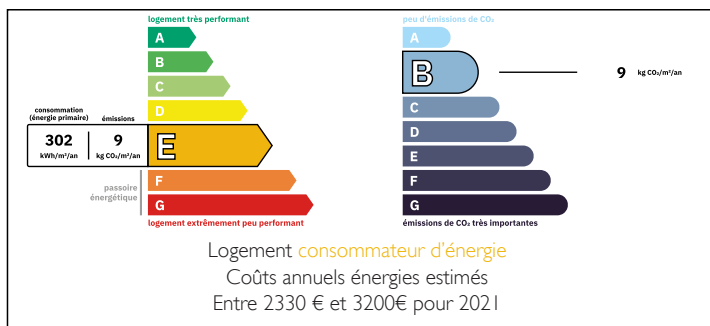
Town:	Saint-Pierre-d'Entremont
Department:	Orne
Bed:	4
Bath:	1
Floor:	144 m <sup>2</sup>
Plot Size:	1003 m <sup>2</sup>



## IN BRIEF

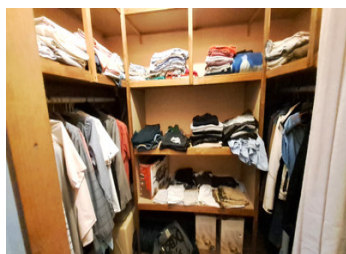
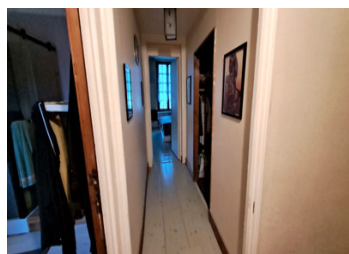
A cute and deceivingly large opportunity to buy a grand 4 bedroom house for a family home in a village with school and amenities for all your needs. A friendly and welcoming community exists with huge festive indoor market coming up. This property is ready to go with just one or two changes for example installing an additional shower room would be great. Contractors in the area. A pool can be installed in the garden already approved. Good size land for domestic pets. Access to nearby Tinchebray, Vire and Flers for all your daily provisions and services withing 5-15kms. Good size land for domestic pets.

## 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 residential house comprising:

- Ground floor: entrance hall, living room with fireplace (26 square metres), fitted kitchen (14 square metres), WC and laundry room.
  - First floor: landing, two bedrooms one of which is 20 sq m and the other 16sq m, bathroom.
  - Second floor: two bedrooms,, also spacious.
- Two separate garages, one room with spa.  
Land large enough install a pool.

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

## LOCAL TAXES

Taxe foncière: **600 EUR**

Taxe habitation: **EUR**

## NOTES