

A really ideal rural family property in a friendly community just outside the town and cycling distance 4kms.



INFORMATION

Town:	Saint-Quentin-les-Chardonnets
Department:	Orne
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	2066 m2



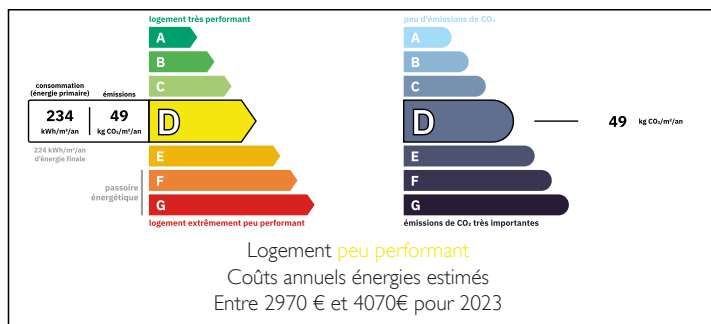
IN BRIEF

A lovely large house having very spacious rooms having a ground floor extension already in place and masses of space to create 2 or more extra bedrooms in the loft above. Its a great price for such a building well maintained by highly respected local artisans.

Formidable views 360 degrees and a small pond on the land. Great potential in a rural community. A superb house for a family moving to France with excellent local schools in the St Remy Joseph College and the Albert Camus middle school. Perfect for permanent move to France.

All amenities in the area in the town of Tinchebray or at Vire or Flers both towns on the Paris train line.

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-built, slate-roofed residential house comprising:

On the ground floor: an entrance hall, kitchen, living room, utility room, shower room, WC, boiler room and cellar.

Upstairs: four bedrooms and convertible attic space.

An outbuilding.

Land with a pond.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES