

A large stone house with 4 bedrooms, garage and equi distant to Flers and Tinchebray towns for all services.



INFORMATION

Town:	Landisacq
Department:	Orne
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	1 129 m2



IN BRIEF

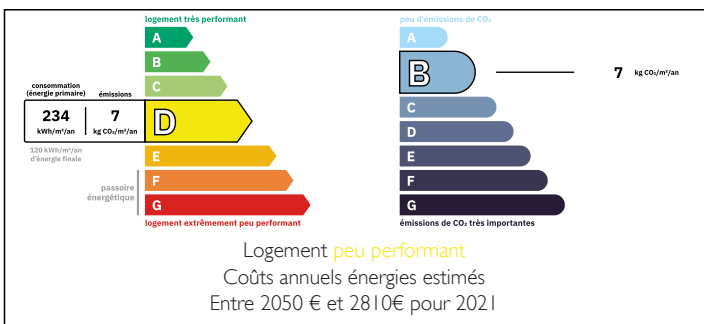
Leggett Immobilier presents another beautifully maintained family home.

A property with comfort for all, having 4 bedrooms, 2 bathrooms, a voluminous kitchen and lounge and benefits from an excellent large wood burning stove and electric central heating.

Situated in proximity of the two vibrant towns Tinchebray with excellent schools and Flers with all services including the station with trains direct to Paris.

The house is in walking distance of the leisure park and lakes at Frenes, escapes for fishing and picnics and a walking route to Mont Crepin for a good day out.

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 house with a slate roof, comprising:
on the ground floor: entrance hall, kitchen, living room, WC and shower room, utility room with hot water tank;

on the first floor: two bedrooms, a corridor, a bathroom with bath and WC;

on the second floor: two bedrooms and a landing in the attic.

Outside: rear terrace, well and spring, garage, outbuilding, driveway and septic tank.

The property is furnished by well water - mains is very close by and easy connection.

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