

Spacious village property with two detached houses (gite/air B&B) for a potential income!



INFORMATION

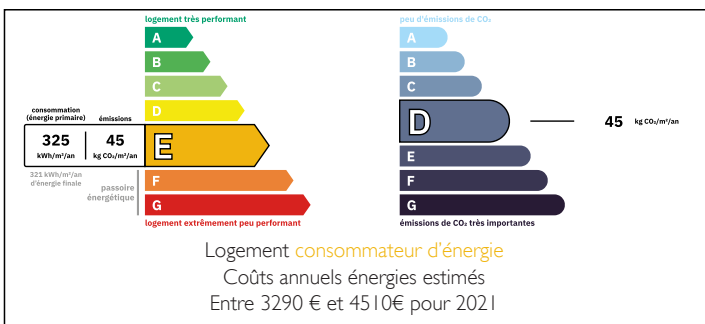
Town:	Joué-du-Bois
Department:	Orne
Bed:	7
Bath:	4
Floor:	270 m ²
Plot Size:	800 m ²



IN BRIEF

This property offer flexible accommodation for a family or couple wishing to have friends or family stay over, with a bonus of a lovely modern two bedroom gite/airB&B, Garden, barn and garage. The property is situated in the heart of a small traditional village.

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 nice property for a big family or a property with income potential in Normandy!

The main house :

GROUND FLOOR

A large sallon with stone "chemine" and woodburner
Beautiful, light and modern fitted kitchen and dining space.

Loundry room and separate toiletts.

FIRST FLOOR

Three spacious bedroom. One master bedroom with private shower room.

Bathroom with toiletts.

Situated at 10 km from the spa town Bagnoles de l'Orne, with Casino, Golf club, lake, forest, restaurants, cinema and bars!

SECOND FLOOR

Two bedroom. Shower room and separete toiletts (work to be finished).

GITE

The gite is attached by a veranda with the main house, and benefits of its own small yard/outside space.

The main entrance door opens to the living (with wood burner) the fitted kitchen and dinning space.

Upstairs are two separate bedroom with solid wood flooring, and a modern shower and toilet room.

This makes an ideal gite or additional unit for a family.

It is private but with easy access to the main property.

Double glazing and gas/wood heating system.

Garden with barn.

Amenities within walking distance.

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