

## Stone house with outbuildings, great extension potential and gîte opportunity



## INFORMATION

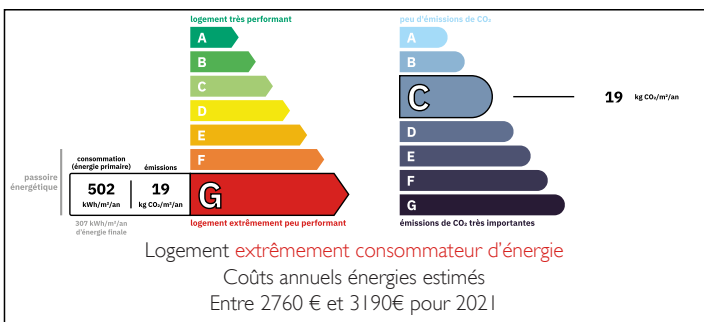
Town:	Ommoy
Department:	Orne
Bed:	2
Bath:	1
Floor:	61 m <sup>2</sup>
Plot Size:	1065 m <sup>2</sup>

## IN BRIEF

Stone house with strong potential, located in a quiet village near Trun, Argentan, and Falaise. Ground floor includes living room with pellet stove, modern kitchen, bathroom, office/bedroom, and utility room. Upstairs requires renovation: one bedroom, space for bathroom, and large 60 m<sup>2</sup> convertible attic. Attached outbuildings (50 m<sup>2</sup>) offer extension potential, plus garage and separate stone building ideal for a gîte. Garden and covered terrace. Electric + pellet heating. Non-compliant septic system. Many items included.



## ENERGY - DPE



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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

Stone house with outbuildings, extension potential, and numerous included features

Located in a pleasant setting, this stone house with a tiled roof offers strong development potential and generous living space to make the most of.

Situated in a small village close to Trun (5 km), Argentan (15 km), and Falaise (16 km), with easy access to schools and shops.

The property includes:

Ground floor:

Warm living room of 21 m<sup>2</sup> with pellet stove

Recent fitted kitchen of 8 m<sup>2</sup>

Shower room with WC

Office or small bedroom of 8.5 m<sup>2</sup>

Utility room with WC and sink

First floor (renovation required):

One bedroom

A 4 m<sup>2</sup> room suitable for a shower room

An attic of over 60 m<sup>2</sup> offering significant conversion potential

Attached outbuildings (possibility to extend the house):

Two rooms of 16 m<sup>2</sup> and 34 m<sup>2</sup>

Additional outbuildings:

Garage of 20 m<sup>2</sup>

Stone building (in need of full renovation) including:

Ground floor of 15.5 m<sup>2</sup>

Upper floor of the same size

□ Ideal for a gîte project or independent accommodation

Outdoor areas:

Small covered porch at the entrance, ideal for creating a covered terrace seating area

Garden

## LOCAL TAXES

Taxe foncière: **380 EUR**

Taxe habitation: **EUR**

## NOTES