

Deceptive townhouse with 4 bedrooms, garage, large integral workshop and private garden to the rear.



INFORMATION

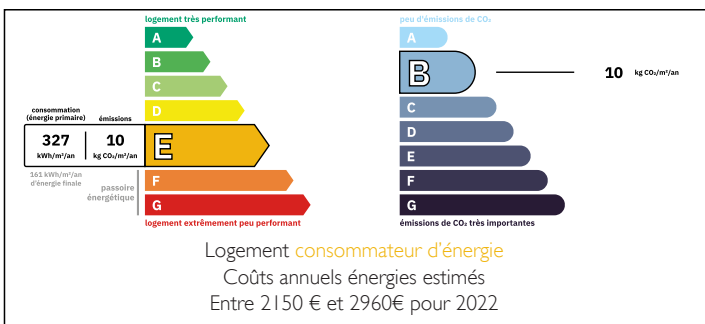
Town:	Bellou-en-Houlme
Department:	Orne
Bed:	4
Bath:	1
Floor:	110 m ²
Plot Size:	619 m ²



IN BRIEF

This deceptively spacious townhouse offers excellent potential and would benefit from some refreshing and updating. Equally suited as a main residence or a holiday home, it will particularly appeal to those in need of generous storage space or a workshop. The property is ideally situated in a popular village with a local shop and convenient access to larger towns offering a full range of amenities, including supermarkets, a hospital, and a mainline train station with direct services to Paris.

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

The accommodation begins with a spacious living room, featuring a staircase to the first floor. A door leads through to the adjoining kitchen, which benefits from French doors opening directly onto the street.

From the kitchen, there is access to a good-sized integral garage with a WC, which in turn opens into a large, double-height workshop. This impressive space is filled with natural light and includes a corner laundry/utility area.

On the first floor there is a landing leading to the four bedrooms, one of which has a dressing/storage room attached and a fitted bathroom. There is also a door giving access to the garden.

Internal steps from the workshop lead up to a door providing access to the large rear garden.

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

NOTES