

IDEAL FOR FIRST-TIME BUYERS: A charming little house of 84m in need of renovation, offering 2 bedrooms with t

EXCLUSIVE



INFORMATION

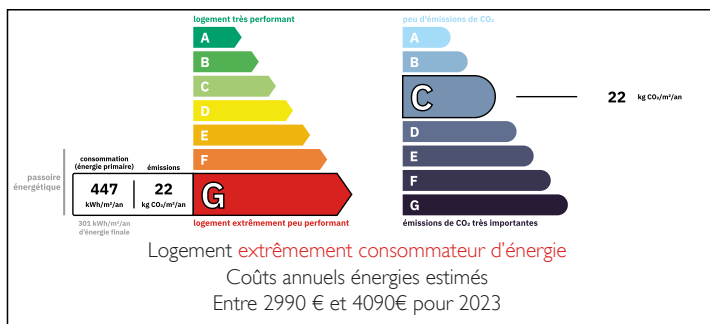
Town:	Vendeuvre
Department:	Calvados
Bed:	2
Bath:	1
Floor:	84 m2
Plot Size:	295 m2

IN BRIEF

This charming little house, situated in Vendeuvre in a quiet neighbourhood with the potential to convert the loft, will appeal to buyers looking for a property to renovate. The roof, façade and window and door frames are in good condition.

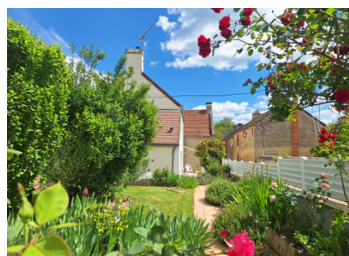


ENERGY - DPE



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

It is laid out as follows:

On the ground floor:

- a small entrance hall
- a dining room measuring 13.70m²
- a living room with a fireplace and insert, measuring 19m²
- a kitchen measuring 9m²
- a shower room measuring 3m²

Upstairs:

- a bedroom measuring 15m²
- a bedroom measuring 11m²
- a study/bedroom measuring 7.50m²
- a convertible loft with a floor area of approximately 34m²

Outside, you'll enjoy a pleasant, well-exposed enclosed garden of 295m², as well as a garage with space for one car and additional storage space.

LOCAL TAXES

Taxe foncière: 496 EUR

Taxe habitation: 258 EUR

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

NOTES