

A superbe stone house with gite and 2 outbuildings in the fabulous rural La Suisse Normandie.



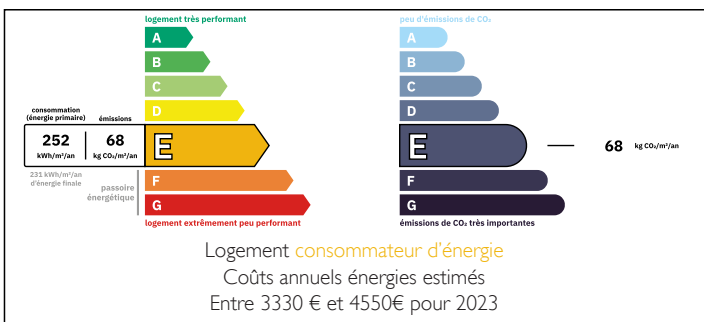
## INFORMATION

Town:	Athis-Val de Rouvre
Department:	Orne
Bed:	3
Bath:	2
Floor:	139 m <sup>2</sup>
Plot Size:	2413 m <sup>2</sup>

## IN BRIEF

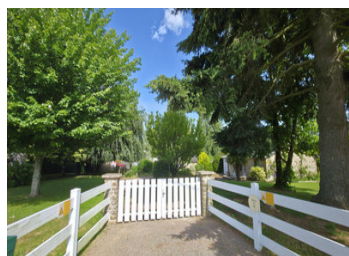
Situated in the heart of the very popular Suisse Normande, in a peaceful setting, this magnificent 106 m<sup>2</sup> stone house offers an ideal living environment. The main house comprises a cosy living room with a large granite open fireplace, a fitted kitchen, a lovely large conservatory, a bedroom and a bathroom, all on the ground floor. On the first floor there are a further two bedrooms, and a shower room, with WC. In addition, there is a separate gite, with a lounge/bedroom, kitchen/diner and shower/wc, ideal for family and friends, or as a gite. The garden has is well maintained, with two garages and another outbuilding, used for storage.

## 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 main house comprises:

- Kitchen 10 m<sup>2</sup>
- Living room 32 m<sup>2</sup>
- Utility room 12,68 m<sup>2</sup>
- Toilet 1.07 m<sup>2</sup>
- Bedroom 1 16 m<sup>2</sup>
- Bathroom 5.03 m<sup>2</sup>
- Conservatory 28,35 m<sup>2</sup>

On the first floor:

- Bedroom 2 11,54 m<sup>2</sup>
- Bedroom 3 13,51 m<sup>2</sup>
- Landing 7,76 m<sup>2</sup>
- Cupboard 1,18 m<sup>2</sup>
- Shower room + Toilet 7,79 m<sup>2</sup>

Outside:

- Gite 33,41 m<sup>2</sup>
- Garage 16,20 m<sup>2</sup>
- Garage 22,89 m<sup>2</sup>
- Outbuilding 14,07 m<sup>2</sup>
- Outbuilding 10,98 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **1243 EUR**

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

## NOTES