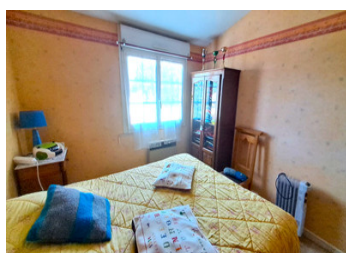
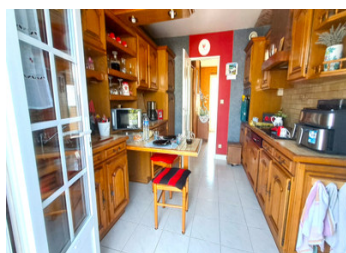


A super town house in walking distance to the shopping centre Flers, boutiques and restaurants.



INFORMATION

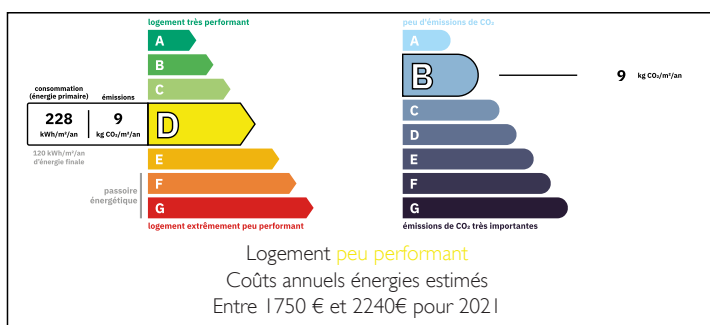
Town:	Flers
Department:	Orne
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	267 m2

IN BRIEF

This superb home enjoys a central location, just a stone's throw from all the amenities of the bustling town of Flers. It is an attractive corner property featuring a conservatory, a spacious living area, and communal parking.

It is ideally suited for a couple with young children but also makes an excellent holiday home, safely situated in a cul-de-sac within a friendly neighborhood. It offers three good-sized bedrooms, a bright and functional bathroom, and a huge basement that includes storage space and a garage. Flers hosts a large annual market that brings the streets to life, as well as twice-weekly produce markets and regular car boot sales. The town offers a wide range of shops (from major chains to small boutiques), numerous restaurants, sports facilities, and medical services—not to mention a large hospital and the town's iconic Château de Flers...

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 concrete-block house with a tiled roof, comprising:

Ground floor: a balcony, an entrance hall, a toilet, a kitchen, a living room, and a conservatory.

Upper floor: a landing, three bedrooms, a toilet, and a bathroom; attic space above.

Basement: a garage and a storage room.

Exterior: grounds, two wooden sheds; no well.

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

NOTES