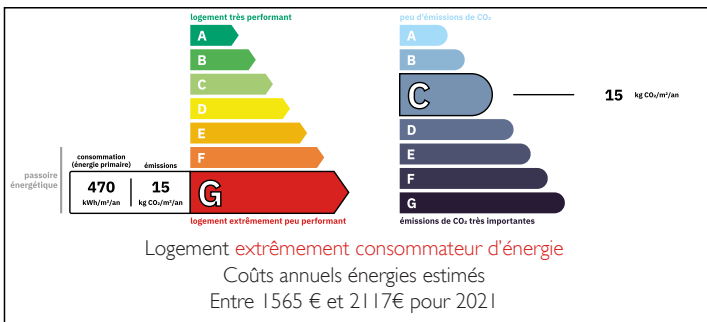


A superb renovation ready to move in.



ENERGY - DPE



INFORMATION

Town:	Flers
Department:	Orne
Bed:	2
Bath:	1
Floor:	89 m ²
Plot Size:	2302 m ²

IN BRIEF

A stone-built house with a slate roof, comprising:
Ground floor: living room, open-plan kitchen, and dining room.

First floor: two bedrooms (one with an en-suite bathroom and toilet) and a separate shower room with a toilet. Second floor: one bedroom.

The kitchen, living area, and all bedrooms have been redecorated; additionally, a new septic tank is scheduled for installation within the week, saving the buyers this expense.

The property features a lovely, flat plot of land—ideal for young children—and the entire site is fenced.

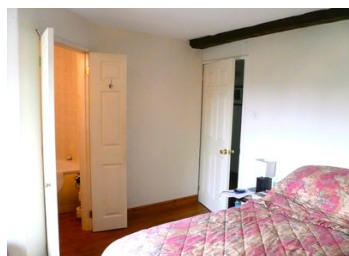
Located just 6 km from the center of Flers, it offers easy access to all the modern amenities of a vibrant town, including nearby sports centers, equestrian facilities, and a golf course. Ideal for a young family.

Outside: outbuildings, parking, and a garden.

A viewing is highly recommended: the property is situated in a quiet location near Flers; while there

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 stone-built house with a slate roof, comprising:
Ground floor: living room, open-plan kitchen, and dining room.

First floor: two bedrooms (one with en-suite bathroom and WC), plus a shower room with WC.

Second floor: one bedroom.

Outside: outbuildings, parking, and a garden.

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

LOCAL TAXES

Taxe foncière: 627 EUR

NOTES