

Longny au Perche , maison ancienne, en ville. Deux logements indépendants, potentiel investissement locatif



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Longny les Villages |
| Department: | Orne                |
| Bed:        | 2                   |
| Bath:       | 2                   |
| Floor:      | 121 m2              |
| Plot Size:  | 30 m2               |

## IN BRIEF

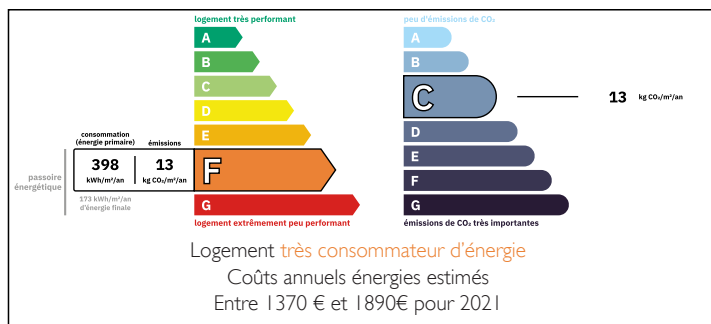
Située en position dominante dans le quartier historique de cette petite ville.

Charmante maison de ville actuellement divisée en deux appartements indépendants de 59 m<sup>2</sup> et 62 m<sup>2</sup>.

Grenier, petite cour et cave.

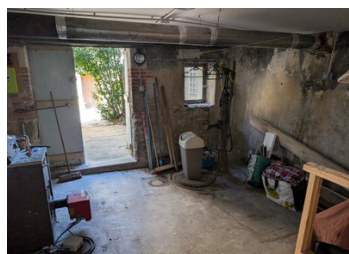


## ENERGY - DPE



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

Charmante maison de ville offrant deux logements indépendants, surface habitables totale d'environ 121 m².

RDC - Première logement 59m² se compose d'une entrée, salon, cuisine/d'îatoire, d'une salle ddouche, wc indépendant, chambre.

I er étage - deuxième logement de 62 m² comprend une entrée, cuisine, une salle de bains avec wc, salon, chambre.

Grenier aménageable d'environ 30 m²

Chauffage au fioul

Chaufferie , cave.

Petite courette.

Idéal investissement locatif.

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

## LOCAL TAXES

Taxe foncière: 1400 EUR

## NOTES