

Sector Belleme, Igé, 3 bed stone farmhouse with modernisation work , set in grounds of 1516m ...



INFORMATION

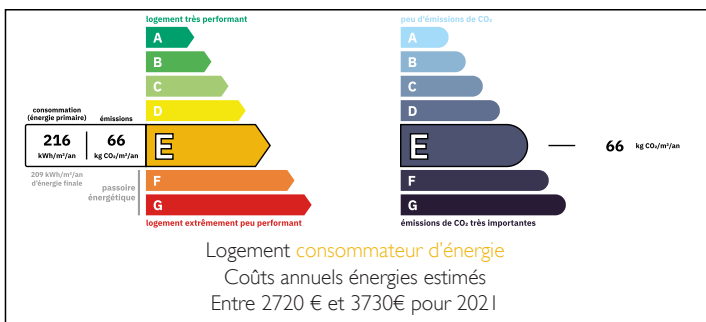
Town:	Igé
Department:	Orne
Bed:	3
Bath:	1
Floor:	182 m2
Plot Size:	1516 m2

IN BRIEF

Igé , 10m Belleme. Located in a hamlet , peaceful location yet just 5m from the small village and 10m from the town of Belleme with market and hospital. The property requires modernisation.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is located in a very peaceful and beautiful part of the Perche National Park countryside yet just 5 minutes from the village shops and schools and 10m from Belleme.

The property requires work in general, modernisation, new bathroom fitted upstairs, heating system possibly to review, and the drainage system is not up to the current standards.

The house is located in a peaceful hamlet, offers 185m² of living space comprising a kitchen (15m²), utility room (5.5m²), living room (64 m²) , downstairs shower room, wc.

Upstairs landing to 3 bedrooms (19.5m²;18.5m²;11m²)dressing room, and a room for the future bathroom..

The house has oil central heating however the boiler hasn't been used for some years so no guarantee that the boiler works, double glazing.

Garage and garden with views. 1516m² plot.

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