

Beautiful longere in isolated hamlet, yet close to amenities for a beautiful French country life



INFORMATION

Town:	Rânes
Department:	Orne
Bed:	3
Bath:	2
Floor:	132 m2
Plot Size:	3000 m2



IN BRIEF

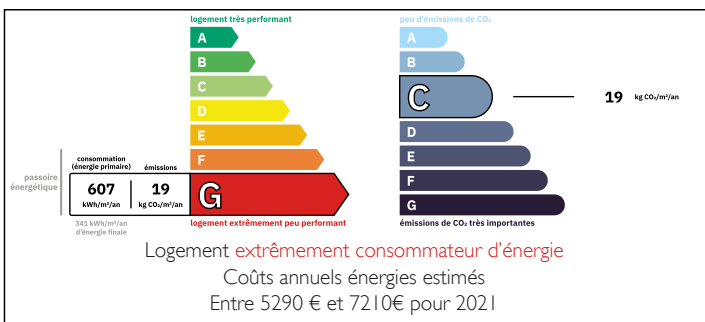
Leggett is pleased to present this beautiful columbage longere. Having been restored, this 3 bedroom 2 bathroom house is very comfortable and cosy. With spacious living room and games/family room, and terraces at both the front and the back of the house you can enjoy year round living.

The ground floor has two bedrooms, bathroom, a separate toilet, living and dining room, galley kitchen, and games/family room.

The first floor has one bedroom and one bathroom. There is a spacious landing area

Outside are a number of outbuildings. There is a summer/winter cabin with indoor BBQ, a garage, a workshop with woodstore, and a temporary shelter with open sides. This is a home perfect for a permanent residence or holiday home that could be let out if you wished.

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 foncière: 775 EUR

Taxe habitation: 731 EUR

NOTES

DESCRIPTION

Ground floor

Living and dining room 38m² (access to front terrace)

1st Bedroom 12m²

2nd Bedroom 9m²

Bathroom 9m² with basin, bathtub, WC and shower cabin

Kitchen 9m² with gas cooktop

Family/games room 18m² (access to terrace front and back)

Additional WC

1st Floor

Landing 9m²

3rd bedroom 7m²

Bathroom 7m² with shower, basin, C and built in cupboards

Outbuildings

Indoor BBQ house 18m²

Shed with lean to storage 18m²

Open storage space 28m²

Garage 18m²

2.5 kms into market village of Ranes (3mins)

12kms to town of La Ferte Mace (13mins)

22kms to Argentan for train station to Paris (2 hours on train to Paris)

93kms to Ferries in Caen (1 hour)

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