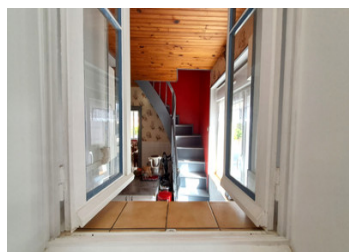


The absolute ideal holiday home. A spacious property in a friendly, lively village, walking to bakery.



INFORMATION

Town:	Chanu
Department:	Orne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	477 m2

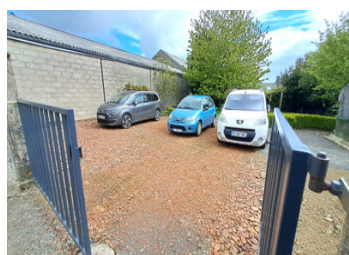


IN BRIEF

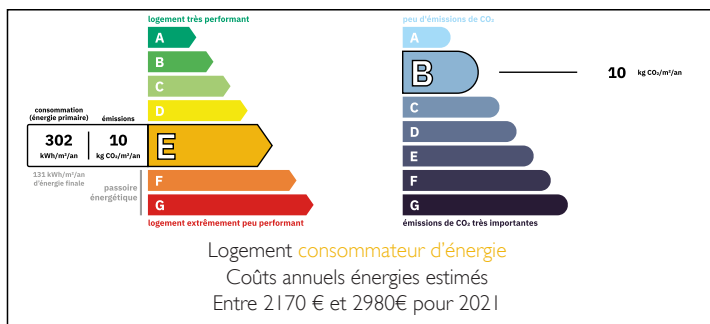
A super village house within walking distance to all amenities in this very friendly and welcoming village. The house benefits from all electric central heating, and good insulation throughout with a very spacious ground floor.



It is light and comfortable with two large main bedrooms and two smaller rooms with reconfiguration possible if needed or wanted.



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 stone-built, slate-roofed dwelling house comprising :

ground floor: veranda, kitchen, dining room, laundry room, WC, storage space.

First floor: bedroom with small dressing room and attic above.

Upstairs via another staircase from the kitchen; a landing, a nursery bedroom with dressing room, another bedroom with bunk beds, a bathroom with bath, WC, another attic bedroom, a study area.

Outside; 35 m from the house, a lawned garden with parking for four cars and an attached garage with shed.

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES