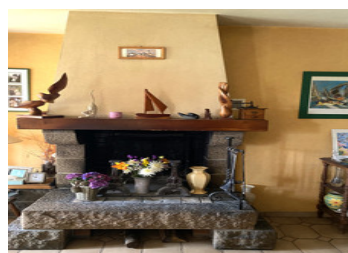


Beautiful property with an amazing garden, beautiful trees and flowers, near all facilities



## INFORMATION

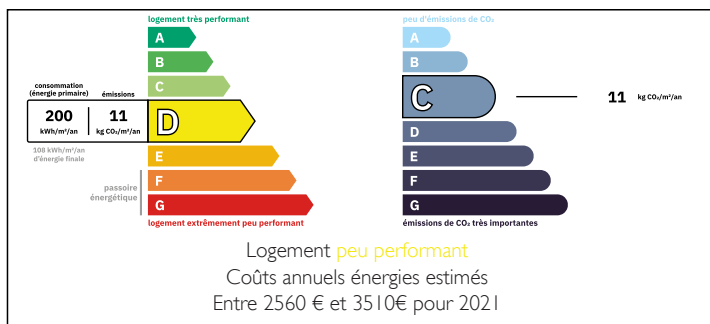
Town:	Flers
Department:	Orne
Bed:	5
Bath:	2
Floor:	136 m2
Plot Size:	1300 m2



## IN BRIEF

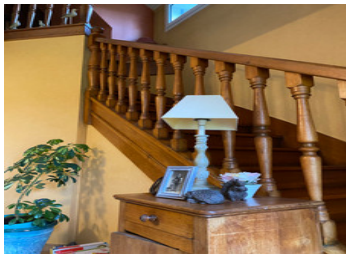
Beautiful property , family house, well placed, plenty to offer, amazing garden with lots of trees and flowers, terrace with exterior barbeque!

## 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

Beautiful property , witha lage garden , lots of trees and flowers, south facing terrace of 40 square metres, with barbeque/outdoor fireplace!

The main entrance opens to the furnised kithen and the large living room with wood fireplace. The living room opens to the terrace and garden.

The ground floor has one bedroom, a big bathroom with double basin, toilet room.

Direct access to the parking place for 2 cars and cellar with a lot of storage place.

The wood stairs goes to the up flor with 3 bedrooms, , office room, shower room and toilet room.

The house has double glazing windows, new roof, exterieur isolation, 2 parking places, and an amaizing garden!

Comme for a viewing and discover this beautiful property in Normandy!

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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 habitation: EUR

## NOTES