

Falling Price ! Village house (94m , for rent) with 280m of land, in Gouffern en Auge (Fel)

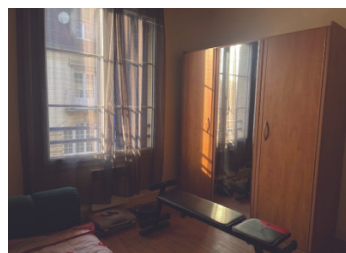
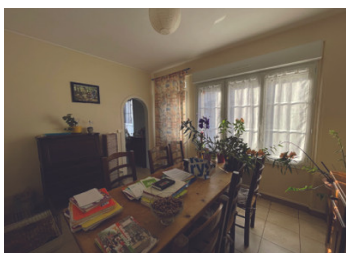
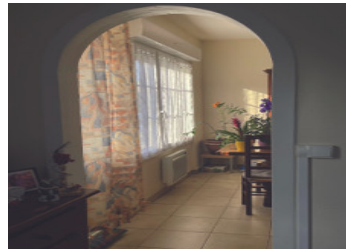


## INFORMATION

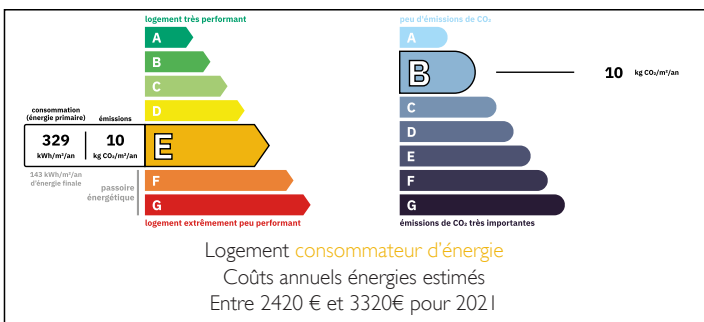
Town:	Gouffern en Auge
Department:	Orne
Bed:	3
Bath:	1
Floor:	94 m2
Plot Size:	280 m2

## IN BRIEF

For sale town center house of 94m<sup>2</sup> (rented) with a garden (land 280m<sup>2</sup>), with 3 bedrooms



## 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

PRICE REDUCED!! Charming Village Center House in Fel

Don't miss this exceptional opportunity! Discover this 94m<sup>2</sup> rental house with a lease, located in the heart of Fel. With a 280m<sup>2</sup> plot, this property offers a lush garden, a courtyard-terrace, and two garden sheds.

Main Features:

Living area: 94m<sup>2</sup>

Land area: 280m<sup>2</sup>

Grassy garden, courtyard-terrace, and 2 garden sheds

Ground Floor:

Welcoming entrance leading to a bright living room of 14m<sup>2</sup> with garden and terrace views

Convenient WC

Functional kitchen of 7m<sup>2</sup>

Small dining room of 12m<sup>2</sup> with direct access to the kitchen, very bright

Second dining room of 12m<sup>2</sup>

First Floor:

Three comfortable bedrooms of 10m<sup>2</sup>, 10m<sup>2</sup>, and 12m<sup>2</sup>

Bathroom

Attic:

Convertible attic of 20m<sup>2</sup>

Amenities:

Garden and courtyard of 42m<sup>2</sup> with 2 garden sheds

Electric heating

EPC: E (18/07/2024)

For more information and to arrange a visit, contact us at 06.08.55.45.19 (Leggett).

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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: **613 EUR**

Taxe habitation: **EUR**

## NOTES