

Perched on hilltop, with beautiful surrounds, is this lovely three bedroom French family pavillion home

EXCLUSIVE



INFORMATION

Town:	Le Renouard
Department:	Orne
Bed:	4
Bath:	2
Floor:	92 m2
Plot Size:	11080 m2

IN BRIEF

Wonderful French pavillion family home in sought after commune, with no overlooking neighbours and spectacular country/valley views as it sits atop a small hill. This home provides a lovely open plan living dining room space that flows into the kitchen. There is a separate office space, and toilet that has space to install a shower cubicle for a full bathroom downstairs.

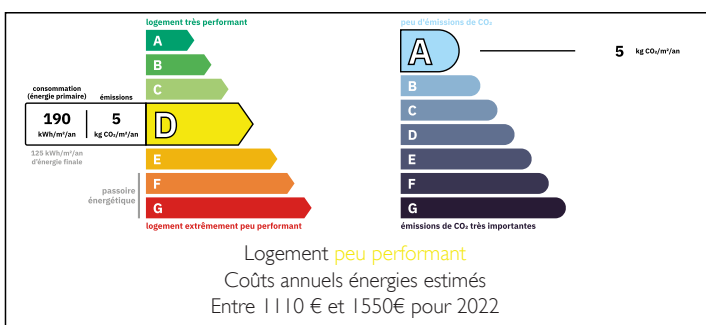
First floor has three bedrooms and a bathroom that have wonderful views from the windows

There is a terrace at front and rear of the properties so you have choice as to where to entertain, with the rear terrace having direct access to the living dining room area via Double French doors.

The underhouse is the full floor area of the house, which provides you with two storage areas, and a tandem double garage. Fibre optic is...

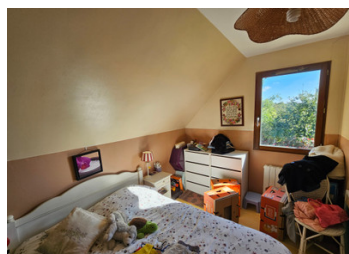
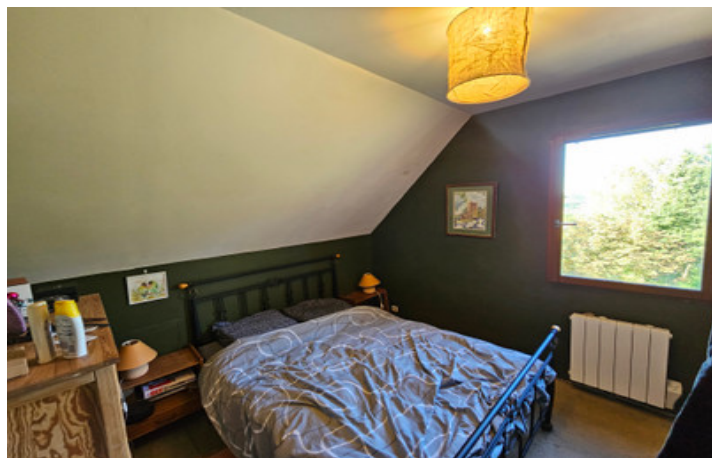


ENERGY - DPE



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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

Ground Floor

Kitchen 12m2
Living/Dining room 30m2
with access to terrace 27m2
Office 6m2
WC

First Floor

Master Bedroom 11m2
2nd Bedroom 8m2
3rd Bedroom 8m2
Bathroom (Bathtub, basin, and toilet) 5m2

Basement/Underhouse

Tandem double garage 27m2
Workshop space 18m2
Storage room 11m2

15 minutes by car to Vimoutiers or Trun for
bakers/butcher/banks/ local supermarkets
30 minutes to Argentan to all services
hypermarkets/hospital and train station for trains to
Paris in 2 hours
1 hour by car to Caen/Ouestreheim ferry services

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

LOCAL TAXES

Taxe foncière: 1050 EUR

Taxe habitation: EUR

NOTES