

Beautiful detached 3 bedroom village property fully furnished (UNDER OFFER)



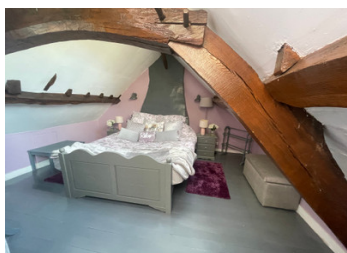
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Avrilly |
| Department: | Orne    |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 112 m2  |
| Plot Size:  | 890 m2  |

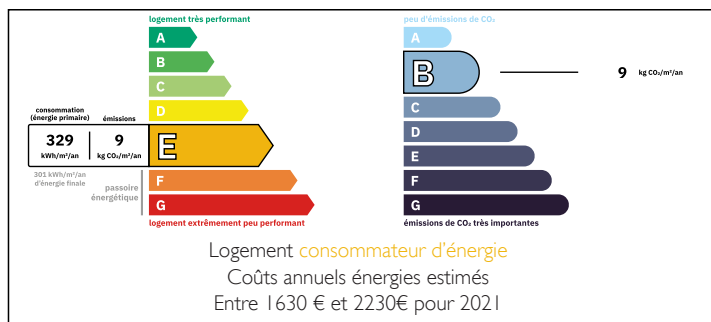
## IN BRIEF

This property is located in the heart of the village opposite the Marie. It is very well presented after a quality restoration and is also fully furnished.

NOTE: Since this property came on the market it has become apparent there is a leak in the roof, hence the large reduction in price.



## 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

The property comprises of converted cottages with private drive and garden. On the ground floor: you have a kitchen/diner and a living room each room has a staircase leading to bedrooms.

On the first floor: Up the staircase between the kitchen and living room you have a master bedroom with ensuite bathroom. Up the second staircase in the living room you have two further bedrooms and a shower room

With a separate entrance from outside you have an annex which is partially prepared for guest accommodation and could potentially provide an income as a holiday rental.

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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: 816 EUR**

**Taxe habitation: EUR**

## NOTES