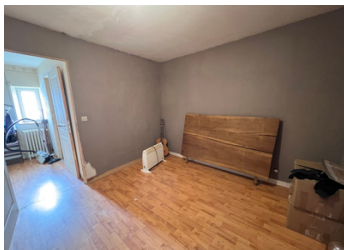


Two bedroom stone house with a garden and garage close to the towns of Tinchebray and Flers.



INFORMATION

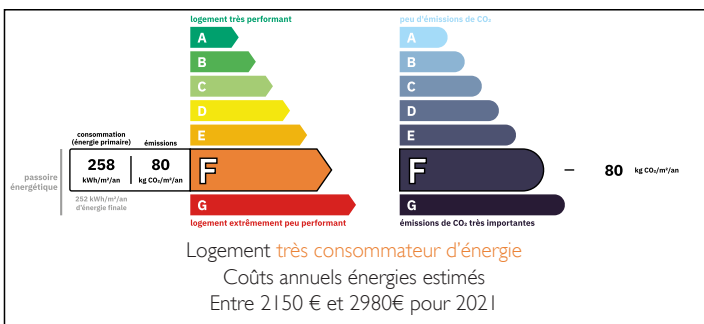
Town:	Landisacq
Department:	Orne
Bed:	2
Bath:	1
Floor:	66 m ²
Plot Size:	1080 m ²



IN BRIEF

OFFER ACCEPTED This property is located just outside the village of Landisacq. It is approximately 9 Kms to the town of Flers which has all amenities including a train station with direct trains to Paris. The commune of Tinchebray is located 7kms away and offers a selection of bars and tabacs, bakeries and a supermarket, as well a small weekly market. This practical 2 bedroom house has double glazed windows throughout, central heating and the possibility to extend.

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 has a spacious kitchen and dining room on the ground floor, with a bathroom, hallway as well as a downstairs bedroom.

On the first floor is a second bedroom and an attic room which could be renovated to create a 3rd bedroom.

There is also a cellar which houses the boiler, of approximately 23M² with an adjacent garage of roughly the same size.

The property is located close to a road, however it is slightly set back with garden space of nearly 1000m².

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

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES