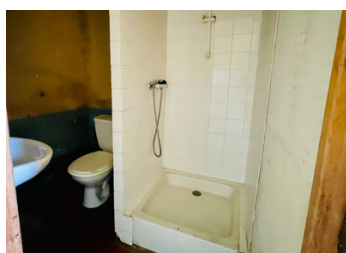
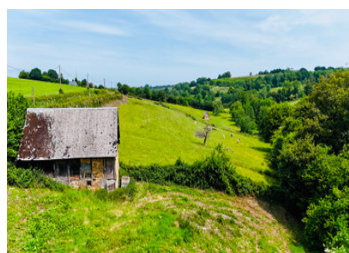


UNDER OFFER - Charming countryside cottage to renovate – single-storey, 1 bedroom and timber framed barn



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Neuville-sur-Touques
Department:	Orne
Bed:	1
Bath:	1
Floor:	44 m ²
Plot Size:	2404 m ²

IN BRIEF

Set in the peaceful, rolling countryside of the Pays d'Auge, this small single-storey detached cottage offers 43 m² (463 sq ft) of living space to fully renovate, on a generous 2,400 m² (over half an acre) plot. The property includes a traditional half-timbered outbuilding (also to renovate).

Inside, the ground floor features original terracotta tile flooring throughout, one bedroom, a kitchen/living area with sink and fireplace (insert), a utility room, and a shower room with washbasin and toilet.

At the rear of the house, there is a woodshed and a garden shed.

Please note: individual wastewater treatment system will need to be installed (none currently exists).

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

Ground floor :

- Bedroom (15 m²)
- Kitchen - living room (14 m²)
- Pantry - laundry room (11,5 m²)
- Toilet & shower room (2,98 m²)

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