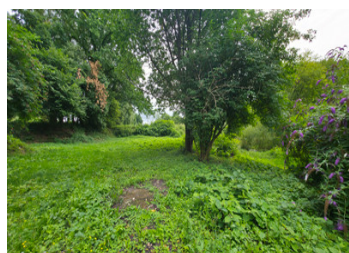


A large renovation of a super sound building in a vibrant area - An investor's dream



## INFORMATION

Town:	Le Châtellier
Department:	Orne
Bed:	0
Bath:	0
Floor:	0 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Exceptional Investment Opportunity – Ideal for Gîtes, a Campsite, or Multi-Unit Development.

This solidly built property offers immense potential, ideally situated along the popular Vélo Francette cycle path. Featuring concrete floors and stairs throughout, except in the attic, this versatile space is ready for transformation into a wide range of commercial or residential projects.

It has 6 separate EDF electricity meters – ideal for dividing into multiple units also a charming small lake (approx. 200 m<sup>2</sup>), adding natural appeal

Total land area: 3,000 m<sup>2</sup>, with the possibility of acquiring an additional 4,000 m<sup>2</sup> for an equestrian centre.

A rural campsite

Apartments or 3 separate homes or dormitory accommodation

Set on the edge of the Vélo Francette, a well-frequented cycling route, the property enjoys great visibility and accessibility, making it an ideal

## ENERGY - DPE

DPE not required.

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

Building to renovate comprising 4 floors (cellar and garage at the rear of the ground floor, front ground floor, 1st floor, attic), approx. 250 m<sup>2</sup> per floor.

A 55 m<sup>2</sup> one-bedroom apartment has been renovated and is ready to move into on part of the ground floor (entrance hall, large living room/kitchen, bedroom, shower room).

Solid construction, concrete floors and staircase except for the attic. 6 EDF meters.

Small pond of approx. 200 m<sup>2</sup>.

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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 habitation: EUR

## NOTES