

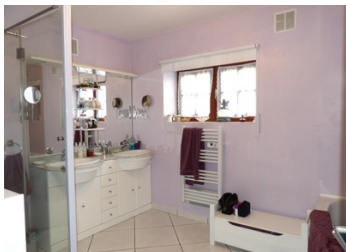
Charming three bedroom house (furnished), two cars garage, with lovely garden, yard and terrace!

EXCLUSIVE



## INFORMATION

Town:	Rives d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	400 m2

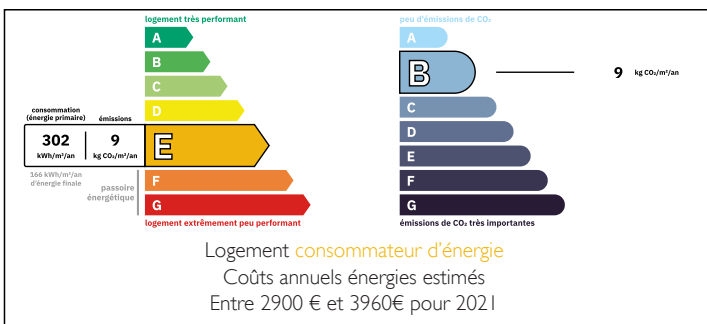


## IN BRIEF

Ready to move in (possibility to buy the furniture), good size holiday or permanent residence, not far from the popular spa town Bagnoles de l'Orne, with bars restaurants, Casino, Golf Club, shops, equestrian center, and lot of outdoor events during the year!

Situated in a small hamlet. Near Andaine forest, walking, biking and horse riding.

## 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

Good size house, ready to go, (possibilities to buy the furniture), double glazed windows, 3 system heating (wood, electricity, pellets/granules wood), an ideal lock up and leave or investment property in Normandy!

One level house, the main entrance opens to the spacious dining room with its private wood fireplace, near the fully fitted kitchen.

Next to the dining room is the cosy and spacious living room with its stone fireplace with its insert pellets burner and with direct access to the front yard and garage.

At the ground floor there is a cosy bathroom with shower, big corner bath, double sink, and the toilet room.

Upstairs there are three good sized bedrooms.

At the left side of the corridor, one bedroom near the attic (used as a dressing room and storage place) and the toilet room.

At the right side along the corridor 2 good size bedrooms.

The property has two cars garage, electric opening system door from inside the house and extra storage space/shelves.

Near the garage is a water wheel (water can be used for the garden and the car wash).

In front of the house, the flowered yard and the terrace are ready for the barbecue time!

A lovely garden opens to the left side of the house, an ideal place to spend some quality time !

-----

Information about risks to which this property is exposed is available on the Géorisques website :...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES