



Ref: A40196RL61 Price: 283 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (265 000 EUR without fees)

Gorgeous village property in stone close to Domfront . Amenities within walking distance.



INFORMATION

Town: Lonlay-l'Abbaye

Department: Orne

Bed: 5

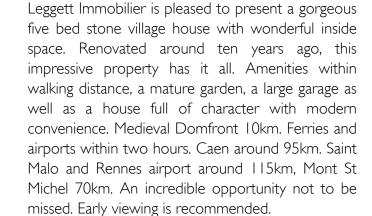
Bath: 2

Floor: 172 m2 Plot Size: 679 m2









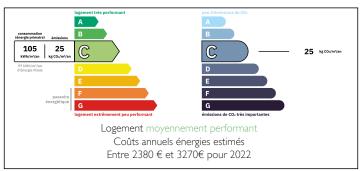








ENERGY - DPE



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.





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LOCAL TAXES

Taxe foncière: 1227 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on a quiet side street with all village amenities a stone's throw away, this beautiful property has to be seen to be appreciated.

Ground floor.

You enter into a large and light open plan 43m2 kitchen/living space with an open fireplace. The kitchen area is well fitted with solid wood units and granite worktops as well as built-in appliances. Off the kitchen is a good sized possible dining room space of 20m2 with access to the rear terrace and garden. Off here is a 11m2 back kitchen and 7m2 utility space housing the gas boiler as well as a separate WC.

To the rear of the living room space is a 10m2 double bedroom also with garden access as well as a separate shower room of 5.3m2 and separate WC. An ideal guest area or if ground floor living is required.

The property benefits from connection to mains drainage, gas fired central heating and it is double glazed throughout. Flooring is tiled throughout the ground floor apart from the bedroom that has solid oak parquet.

First floor.

Solid wood stairs take you to three more double bedrooms of 10m2, 11m2 and 12m2 respectively as well as a separate 3.8m2 shower room and 1.2 m2 WC. Flooring is again solid oak. You will also find a roomy landing area of 21m2, ideal as a possible office or additional reception space.

Second floor.

Here there is another good sized 39m2 bedroom under...