

An investors opportunity in a vibrant college town.



INFORMATION

Town:	Flers
Department:	Orne
Bed:	1
Bath:	1
Floor:	42 m2
Plot Size:	0 m2

IN BRIEF

Three residential flats built of stone with slate roofing on the third floor comprising: -

On the first floor: a one-bedroom flat comprising: a living room, a bedroom, a kitchen, a bathroom with

toilet, a storage room, a hallway and a cupboard.

On the second floor: a one-bedroom apartment comprising: a living room, a bedroom, a kitchen, a pantry, a bathroom with toilet,

a storage room, a hallway

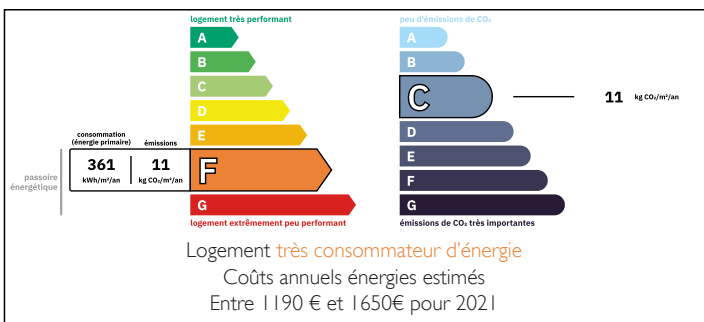
LOT NUMBER FOUR (4)

On the third floor in the attic, an apartment (to be converted) comprising: three rooms.

And TWO HUNDRED AND THIRTY-ONE THOUSANDTH

(23111.000ths) of the undivided ownership of the land and common areas.

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

Three apartments in prime location near the town centre college in walking distance to all amenities. An ideal investment for an entrepreneur. Some refreshment required.

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

LOCAL TAXES

Taxe foncière:	2386 EUR
Taxe habitation:	EUR

NOTES