

Utterly superb, modern, well situated, comfy and with 3 large bedrooms in the centre of a thriving village.

EXCLUSIVE

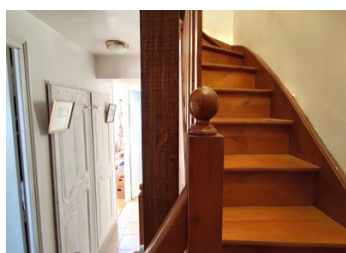


INFORMATION

Town:	Juvigny Val d'Andaine
Department:	Orne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	27 m2

IN BRIEF

The words of my vendor - the village has A butcher, a baker also, hairdresser, doctors surgery, post office (including France Service), a physiotherapist, a small supermarket, Notaires Office, two hotels with restaurants (one is Michelin recommended), an infant/junior school, a crèche, a sports hall, a laundrette, and an Aboretum ALL WITHIN A FIVE MINUTE WALK - Golf at 7kms in the effervescent town of Bagnoles de l'orne which has lively touristic ambience and evening scene. Sounds the perfect place to live ! It is. Please feel free to request more photos. Furniture will be included if wanted.

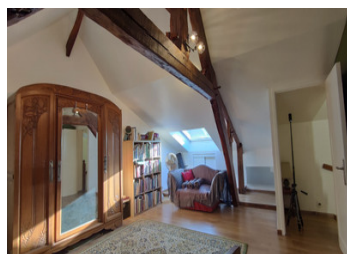


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 790 EUR

NOTES

DESCRIPTION

A residential house comprising: -
On the ground floor; An excellent well equipped kitchen - 7.3sqm,
a living room, spacious and light and airy - 27.7sqm
A hallway- 2.8sqm leading to
WC -1.2sqm,
and a corridor 4.8- sqm which leads to the
terrace - 26.8sqm south facing for lazy sunny
afternoons.
A double garage - 24.7sqm
Upstairs ; a bathroom - 6.4sqm
bedroom 1 -11.9sqm
Bedroom 2.- 21.5sqm
On the second floor; a landing - 3.3sqm and
bedroom 3 - 17.2sqm.
In the basement; A double garage - 24.7sqm,
a boiler room - 14.0sqm,
a cellar - 8.2sqm, workshop at the rear of the garage
- 8.8sqm.

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