

Super views over Haras du Pin, attractive detached house with private garden and garage, lots of potential.

EXCLUSIVE



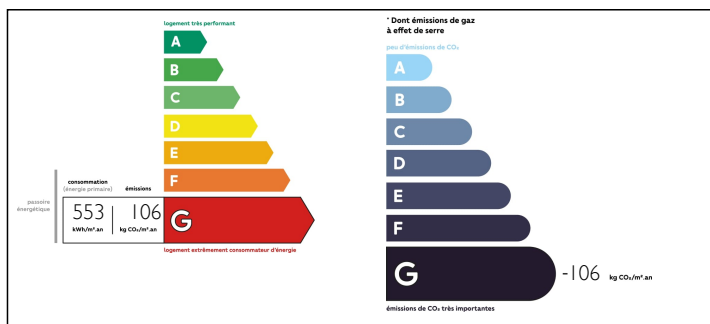
INFORMATION

Town:	Le Pin-au-Haras
Department:	Orne
Bed:	2
Bath:	2
Floor:	88 m2
Plot Size:	1290 m2

IN BRIEF

Location, location, location, rarely will you find a property, ideally suited as either a permanent or holiday home, so close to the world famous Haras du Pin, home of the national stud in Normandy. With fabulous views over the surrounding countryside, in a peaceful, yet accessible spot, just a short stroll to the local restaurant. The property has lots of character and a lovely private garden, perfectly habitable but with some updating and refreshing it could be fabulous.

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: **687 EUR**

NOTES

DESCRIPTION

Set back from a quiet lane and overlooking the surrounding countryside, the house comprises;

Entrance hall, with wc and basin off.

Country kitchen, 22m2, with gas fired AGA and French doors opening onto the front terrace.

Sitting room, 22m2, with feature fireplace and woodburner, door to rear garden.

Wet room/shower and stairs to first floor.

Landing,

Bedroom, 22m2, with open corner bathroom area, bath, basin and wc.

Bedroom, 22m2, with wc and basin.

Grenier and sous sol.

Attached building, garage and wood store.

Parking.

Garden with fruit trees.

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