

Ref: A25318El61 Price: 150 000 EUR

agency fees included: 7.1428571428571 % TTC to be paid by the buyer (140 000 EUR

without fees)

Under offer Bretoncelles, centre of the village, peaceful, cottage in a pretty walled garden with views...















INFORMATION

Town: Bretoncelles

Department: Orne

Bed:

Bath:

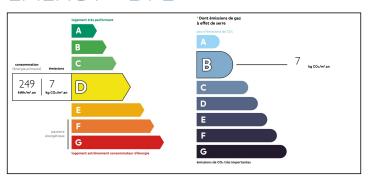
Floor: 106 m2

Plot Size: 0 m2

IN BRIEF

IH40 Paris. Perche National Park , Bretoncelles, village house/artists workspce with beautiful walled garden with view. Oasis in the centre of the village which has all primary amenities and also a rail link to Paris. There is work to do to finish the house for exemple - install a kitchen.

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:

500 EUR

DESCRIPTION

Ideally located in Bretoncelles which has a rail link to Paris, cottage in the centre of the village but set back with views over the countryside.

There is pipework ready for a kitchen but this woud need to be added - the property has been used as an artists studio so there is some work to finish. Set within a walled private garden - $105 \, \mathrm{m}^2$ habitable space comprising a large room ($40 \, \mathrm{m}^2$) with cathedral ceiling and a wood burning stove, further room , shower and wc, upstairs a bedroom leading to a small balcony.

Storage space to the side of the building . Garden shed. Beautiful walled garden with stunning views, seating areas and water feature, approx. 300m².

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

NOTES