

Character period property with hectare of land for the renovater at heart on edge of town

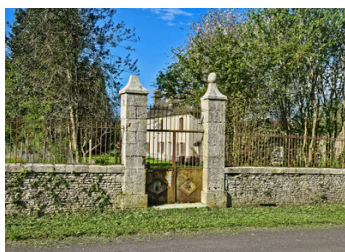


INFORMATION

Town:	Nonant-le-Pin
Department:	Orne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	12250 m2

IN BRIEF

Get in quick for this character property from the late 19th century that is full of history. It was an agency of the credit mutuel of Caen, and still has the metal sign on the building. There is a cellar, and the ground and first floors have had most of the partition walls removed. This is a blank canvas for you to start planning and completing the renovation of the home of your dreams. Double glazing has already been installed, and the house is on mains drains. There are outbuildings. There is a cheminee in the main room ready to install a woodburner of your choice.



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

Entering the property, you have an open plan living space (30m²) with the original period tiles, and a rear door to access the back of the property. You could keep this an open plan space or partition off. To the left and right of this are separate rooms (17m², 14m²) that you can make what you wish.

To the right of the main entrance is the stairwell that takes you to the first floor, or down to the cellar. The cellar is a large space (27m²), ideal for storage. The first floor is also a large space with all the partitions taken out except for one room. It was previously divided into two bedrooms (18m², 15m²) and a bathroom (5m²).

The stairs continue further up to access the attic space, which you can use for storage or look to add further to your living space.

There is one outbuilding that needs complete renovation, but could be turned into a one bedroom gite. There are also the remains of an additional stone/brick house that you could look to turn into a carport or rebuild. With a hectare of land you could have horses, sheep and/or poultry.

8 minutes to A88/A28 motorway

23 minutes (22km) to Argentant and major services and hypermarket, and high speed train to Paris (2h)

1 hour (105kms) to ferries at Ouistreham

3 hours by car to Paris

Information about risks to which this property is exposed is available on the...

NOTES