

Price on request

Contact agency

ALC IMMOBILIER

5 rue de la Chaussée

61000 Alençon

02 61 72 05 56 / direction@alcimmobilier.com

For sale house

3 rooms

Surface : 76 m²

Surface of the living : 24 m²

Surface of the land : 1575 m²

Year of construction : 1978

Exposition : Sud ouest

View : Sans vis à vis

Hot water : Individuel

Features :

Cave (surf.): 18, disabled access, very quiet, Transport : car, Proximité : Commerces, Surface de garage : 18, single floor, Wooded, Double-vitrage, Distribution eau : INDIVIDUEL, Energie Eau : BALLON ELECTRIQUE, CHIMNEY

2 bedroom

1 shower

1 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

03/12/2025 - Prix T.T.C



House 1604 Saint-Victor

Jean-Luc GAUTIER from the ALC Immobilier agency in Alençon offers you this house for sale, measuring 76.83 m² plus an annex of 65 m². It includes: a kitchen of 11.76 m², a living room of 24 m² with a fireplace and an insert, a hallway leading to two bedrooms of 11.80 m² and 11.61 m², a bathroom of 5.13 m², a toilet of 1.15 m², and a staircase accessing a convertible attic of 63.64 m² (with the possibility to create two bedrooms and a bathroom). Central vacuum system. In the annex, a beautiful 40 m² stone living room with a fireplace and an 18 m² cellar. There is a 21.50 m² workshop with a mezzanine, a chicken coop, a shed, and a well with a pump: A plot of approximately 1575 m². WINDOWS AND DOORS: Double-glazed wood HEATING: Electric and wood SEWER SYSTEM: Connected to the public sewer. PROPERTY TAX: 480 euros REFERENCE: 1604 For a visit, contact your advisor Jean-Luc GAUTIER at 06.10.69.21.73 / 02.61.72.05.56 or by email: jeanluc.gautier@alcimmobilier.com : direction@alcimmobilier.com RSAC 409 593 308 - License issued by CCI Portes de Normandie. Advertisement drafted and published by a commercial agent. Information on the risks to which this property is exposed is available on the Géorisques website: "www.georisques.gouv.fr". Find all our listings on our website www.alcimmobilier.com

Fees and charges :

