

Price on request

Contact agency

ALC IMMOBILIER

5 rue de la Chaussée

61000 Alençon

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For sale house

4 rooms

Surface : 86 m²

Surface of the living : 23 m²

Surface of the land : 753 m²

Exposition : Sud ouest

Hot water : Individuel

Couverture : slate

Features :

Surface de garage : 21, Double-vitrage,

Distribution eau : INDIVIDUEL, Energie Eau :

BALLON ELECTRIQUE

3 bedroom

1 bathroom

3 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



House 1171 Courcé

Sophie LEMONNIER from the ALC Real Estate Agency in Alençon offers you for sale this 86.96 m² house. It consists on the ground floor of a semi-equipped kitchen measuring 19.93 m², open to the living/dining room of 23.13 m², and a toilet. On the first floor, a landing serving two bedrooms of 10 m², one bedroom of 15 m², and a bathroom with a toilet. On the second floor, a toilet and 22 m² of attic space to be converted, with the possibility to create a master bedroom with a dressing room and a shower room (utility connections already in place). A basement with a 24.42 m² workshop and a 21.83 m² garage. All situated on a 750 m² plot. Electric heating connected via an app for consumption management. Double-glazed windows with roller shutters. Roof needs to be redone; cost of work including installation of 2 skylights: €13,000. **REFERENCE: V452M** Information about the risks associated with this property is available on the Géorisques website: "www.georisques.gouv.fr". For a visit, contact your advisor Sophie LEMONNIER at 06 83 81 79 96 / 02 61 72 05 56 or by email: sophie.lemonnier@alcimmobilier.com / direction@alcimmobilier.com RSAC 524 577 251 - License issued by CCI Portes de Normandie. Announcement written and published by a sales agent You can find all our properties on our website www.alcimmobilier.com

Fees and charges :

