

## 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

5 rooms

Surface : 148 m²

Surface of the living : 37 m²

Surface of the land : 1488 m²

Year of construction : 1900

Hot water : Individuel

### Features :

AIR CONDITIONING, single floor, Double-vitrage, Distribution eau : INDIVIDUEL, Energie Eau : THERMODYNAMIQUE, CHIMNEY

3 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

20/11/2025 - Prix T.T.C



## House 1360 Rouessé-Fontaine

Maelwenn GUEGUEN from ALC Immobilier Agency in Alençon offers you this 148 m² house for sale, located 15 km from the center of Alençon. This house features a ground floor with a living/dining room of 42 m²; a kitchen of 18.18 m², a laundry room of 11.17 m², three bedrooms measuring 15 m², 12.50 m², and 20 m², and a bathroom of 12.45 m². Additionally, the property includes an outbuilding of 77 m² and a plot of approximately 1,450 m². Land tax: €380 per year Heating: heat pump, wood fireplace, pellet stove Sewage: septic tank not compliant Windows: double glazing Land: 1450 m² New roof \*\*REFERENCE: 1045V585M\*\* The information on the risks to which this property is exposed is available on the Géorisques website: "www.georisques.gouv.fr". For a visit, contact your advisor at 07.80.56.05.21 / 02.61.72.05.56 or by email: maelwenn.gueguen@alcimmobilier.com or direction@alcimmobilier.com RSAC 918 129 016 - License issued by CCI Portes de Normandie. Announcement written and published by a commercial agent. You can find all our properties on our website [www.alcimmobilier.com](http://www.alcimmobilier.com)

Fees and charges :

