

## Price on request

Contact agency

**ALC IMMOBILIER**

5 rue de la Chaussée

61000 Alençon

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### For sale house

**Surface of the living : 21 m<sup>2</sup>**

**Year of construction : 1946**

**Exposition : Sud ouest**

**Hot water : Electrique**

### Features :

triple glazing, Fibre optique, double glazing,

Volets électrique solaire, Laundry room

4 bedroom

1 bathroom

1 shower

1 WC

1 garage

2 parkings

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

08/01/2026 - Prix T.T.C



## House 1644 Saint-Pierre-des-Nids

Jean-Luc GAUTIER from the ALC Immobilier agency in Alençon offers this 119.91 m<sup>2</sup> longère for sale, featuring a new roof and skylight at the back of the house, which will be replaced by the current tarpaulin. It consists on the ground floor of: an entrance of 1.72 m<sup>2</sup>, a hallway of 3.33 m<sup>2</sup>, a laundry room of 2.70 m<sup>2</sup>, a living room of 21.10 m<sup>2</sup>, a lounge of 10.10 m<sup>2</sup>, a bedroom of 10.20 m<sup>2</sup>, a shower room of 2.80 m<sup>2</sup>, and a toilet of 1.10 m<sup>2</sup>. Upstairs: a corridor of 4.70 m<sup>2</sup> leading to three bedrooms measuring 12.57 m<sup>2</sup>, 11.10 m<sup>2</sup>, and 10 m<sup>2</sup>, a bathroom with a toilet of 5.36 m<sup>2</sup>, and a 35 m<sup>2</sup> room to be finished and converted. A plot of approximately 2,774 m<sup>2</sup>, a chalet, a henhouse, a shed, a small veranda, and a well. A double-flow ventilation system. **\*\*HUISSERIE:\*\*** PVC, double and single glazing **\*\*CHAUFFAGE:\*\*** Oil heating **\*\*ASSAINISSEMENT:\*\*** Septic tank **\*\*TAXE FONCIERE:\*\*** 560 euros **\*\*RÉFÉRENCE :\*\*** 1644 For a viewing, 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 – Card issued by CCI Portes de Normandie. Announcement written and published by a commercial agent. Information about the risks to which this property is exposed is available on the Géorisques website: "www.georisques.gouv.fr". Find all our properties on our website www.alcimmobilier.com

**Fees and charges :**

