

**Price on request**

**Contact agency**

**ALC IMMOBILIER**

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**For sale house**

**Surface of the living** : 18 m²

**Year of construction** : 1949

**Exposition** : Nord

**Hot water** : Electrique

**Couverture** : slate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

**Energy class (dpe)** : C

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



### House 1663 Saint-Pierre-des-Nids

Sophie LEMONNIER from ALC Immobilier Agency in Alençon offers you this countryside house for sale, measuring 127 m². On the ground floor, an entrance leading to a 15.17 m² bedroom, a bathroom, a WC, and a fitted kitchen open to the living and dining area. Upstairs, two bedrooms of 11.45 m² and 13.71 m², and a master suite of 27.53 m² with a dressing room and a shower room with WC. A stone outbuilding of 16.23 m² with its attic, and a terrace of 51 m². All situated on a 997 m² plot. . HEATING: heat pump and wood stove. SEWAGE: septic tank to be revised. WINDOWS & DOORS: double glazing. ROOF: slate. PROPERTY TAX: €660. REFERENCE: 1663. Information regarding the risks this property may be exposed to is available on the Géorisques website: "[www.georisques.gouv.fr](http://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](mailto:sophie.lemonnier@alcimmobilier.com) / [direction@alcimmobilier.com](mailto:direction@alcimmobilier.com) RSAC 524 577 251 - License issued by CCI Portes de Normandie. Advertisement written and published by a commercial agent. You can find all our listings on our website [www.alcimmobilier.com](http://www.alcimmobilier.com)

**Fees and charges :**

Document non contractuel

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