

Belleme sector, Perche National Park, luxury country house, views over rolling meadows and manor houses

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EXCLUSIVE



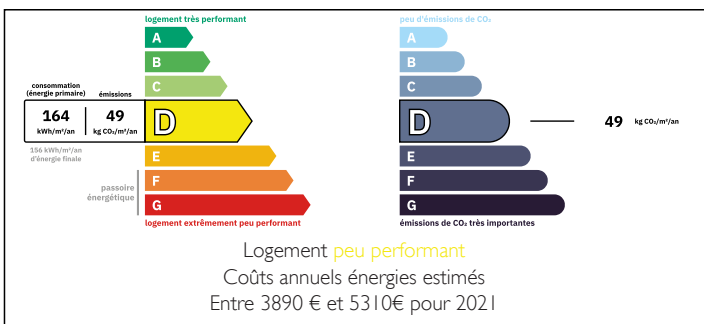
INFORMATION

Town:	Saint-Cyr-la-Rosière
Department:	Orne
Bed:	3
Bath:	2
Floor:	310 m2
Plot Size:	2243 m2

IN BRIEF

In the heart of the Perche region, 10m from Belleme, surrounded by beautiful rolling countryside and set in 2243m² of parkland, this magnificent property has been restored using first class materials.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Property offering 310 m² living space, light with high ceilings. On the ground floor, the reception rooms are light and spacious and all overlooking the gardens, comprising :

Ground floor:

Entrance hall - 29m² with staircase and study area

Beautiful salon - 62 m² with fireplace,

Dining room - 27m²

Fitted oak kitchen - 27.5m² opening onto the patio

Utility room - 14m²

Guest wc - 4.5m²

Garden level:

Games room

Wine cellar.

First floor:

Landing/study room - 17m²

Bedroom - 20m²

Bedroom - 19m²

Shower room - 5m²

wc

Bedroom - 15m²

Shower room - 6m²

A 50 m² room (master suite or large childrens room) to be finished.

Outbuildings: garage and workshop with mezzanine.

Beautiful grounds of 2243m² including landscaped parklands with beautiful trees, well, views over meadows, manor houses and villages...

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1952 EUR

Taxe habitation: EUR

NOTES