

Under offer, Bellême, Charming country estate of three houses standing on 15 hectares , dominant position.



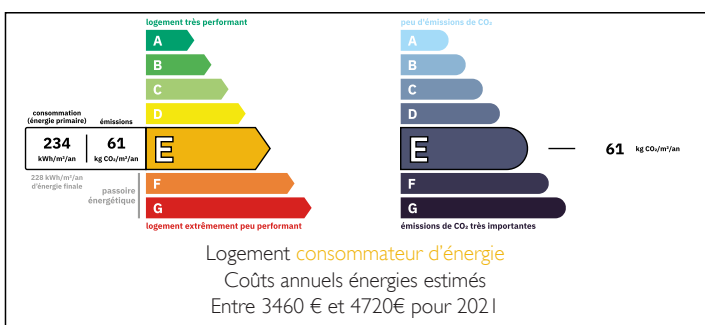
INFORMATION

Town:	Belforêt-en-Perche
Department:	Orne
Bed:	7
Bath:	5
Floor:	275 m2
Plot Size:	158856 m2

IN BRIEF

Dominant position with wonderful views. Close to the public forest and bridleway network. The property is composed of a main house and 2 gîtes. Large barn and stable block. Beautiful grounds - 38 acres of pasture and a small part woodland. Amazing views.

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

The main house offers 125 m² of living space comprising a kitchen open onto the dining room, large living room with fireplace and exposed beams. Upstairs, landing to 2 ensuite bedrooms, wc. Gas central heating, terrace.

Gite 1: 75 m² comprising a spacious living area with kitchen, dining and living room area. Upstairs, bedroom with bathroom. Seperate entrance to two further bedrooms and a bathroom. Patio.

Gite 2: 75 m² comprising a spacious living area with kitchen, dining and living room area. Upstairs, 2 bedrooms, bathroom.

Barn (20m x 10m), 12 stables, 2 feed rooms and tack room, wooden building (8m x 3m), riding arena/sandschool (50m x 30m), field shelter. Large lock up barn.

The property stands on 38 acres of mainly pasture land (2,5 acres of woodland), well. Stunning views and a wonderful location for wildlife.

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

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES