

Mortagne au Perche, charming and beautifully renovated village house, outbuildings, pretty gardens, views..



INFORMATION

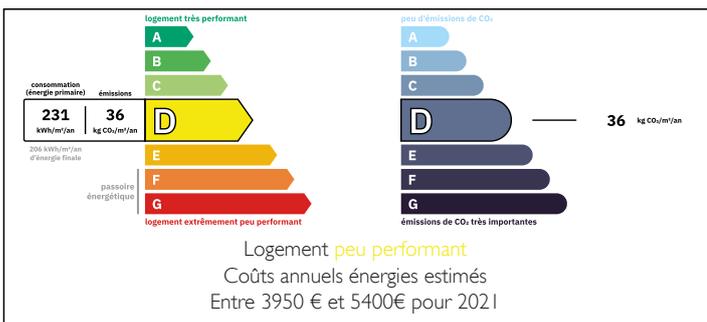
Town:	Mortagne-au-Perche
Department:	Orne
Bed:	4
Bath:	3
Floor:	210 m ²
Plot Size:	1283 m ²



IN BRIEF

In the heart of the Perche National Park, in a charming village close to the Reno Valdeieu forest, authentic town house with many original features as well as modern comforts, stone outbuildings and a pretty walled garden of 1283m² with 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.



LOCAL TAXES

Taxe foncière: 1 600 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house (210m²) comprises a very beautiful living room with a wood-burning stove, kitchen, sitting room with fireplace, study, boiler room and toilet.

First floor: landing with dressing room, three bedrooms, one with shower room and wc, bathroom with wc.

In the attic is a large dormitory with a bathroom and wc.

Vaulted cellar.

The central heating is gas and underfloor heating on the ground floor.

Mains drainage.

The property also includes outbuildings: stables, garage, upstairs room to renovate, covered outbuilding..

The walled garden is well exposed and attractively landscaped, with views.

1283m² garden, with a well.

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