



Ref: A29608EI61 Price: 430 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (406 000 EUR without fees)

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



## INFORMATION

Mortagne-au-Perche Town:

Department: Orne

Bed: 4

Bath: 3

Floor: 210 m2

Plot Size: 1283 m<sup>2</sup>







### IN BRIEF

In the heart of the Perche National Park, in a charming village close to the Reno Valdieu forest, authentic town house with many original features as well as modern comforts, stone outbuildings and a pretty walled garden of 1283m<sup>2</sup> with views.

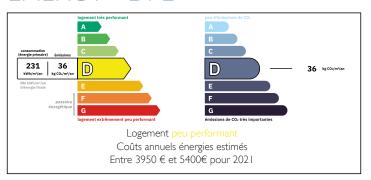








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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# LOCAL TAXES

Taxe foncière: 1600 EUR

Taxe habitation: EUR

### 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,

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

Vaulted cellar.

bathroom with wc.

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.

1283m<sup>2</sup> garden, with a well.

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

### **NOTES**