

Under offer. Nocé, in a hamlet, semi-detached farmhouse with outbuildings set in 1260m of enclosed land...



INFORMATION

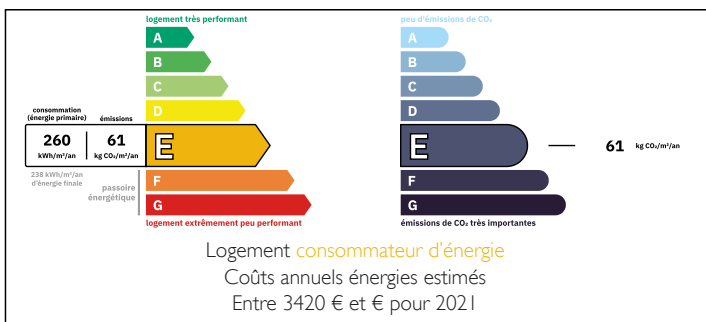
Town:	Perche en Nocé
Department:	Orne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1260 m2

IN BRIEF

Nocé area, Parc Naturel du Perche. In a hamlet, in a quiet location, semi-detached farmhouse with 120m² of living space, lots of authenticity and charm. Separate stone outbuilding with 2 bedrooms to renovate, all set in an enclosed garden of 1260m².



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 120m² house comprises a living room with fireplace (38m²), terracotta floor tiles, exposed beams and stone walls, a fitted kitchen (18m²) with access to the garden, hallway, wc, bathroom, former dairy. Upstairs via 2 staircases, 3 bedrooms. Attached, barns in 2 volumes with attic on part. Gas central heating, roof in very good condition. Separate stone outbuilding with 2 bedrooms to renovate, all set in an enclosed garden of 1260m².

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

LOCAL TAXES

Taxe habitation: EUR

NOTES