

Between Mortagne au Perche and Belleme, beautiful Percheron ensemble, main house + 3 gites, outbuilding, 1 H..



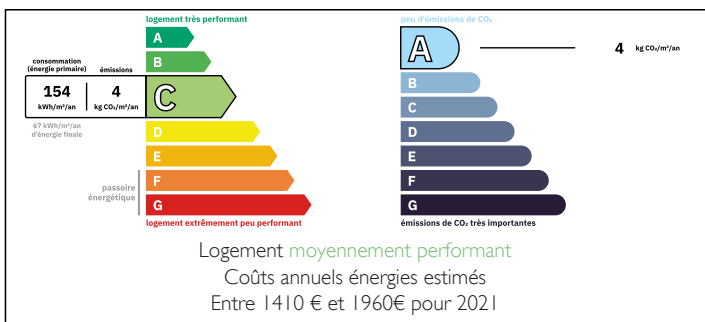
## INFORMATION

Town:	Le Pin-la-Garenne
Department:	Orne
Bed:	13
Bath:	8
Floor:	416 m2
Plot Size:	10385 m2

## IN BRIEF

2 hours from Paris. Perche nature park. In a dominant position, former farmhouse with main house and three gites, barn/garages and hangar, set in 1 hectare with lovely views. Very good condition.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

The main house (152 m<sup>2</sup>) has been tastefully renovated and has plenty of natural light. It comprises an entrance hall with staircase, living room with cathedral ceiling, wood burner and kitchen area, utility/boiler room, bedroom with shower room and wc, upstairs landing, large mezzanine/study room, two bedrooms, shower room and wc. Geothermal heating (energy performance C).

Gîte 1 (102m<sup>2</sup>): living room with kitchen area, shower room, wc, upstairs landing, three bedrooms (one with mezzanine), shower room and wc.

Gîte 2 (52m<sup>2</sup>) : Living room with kitchen area, two bedrooms, bathroom, wc. Loft space.

Gîte 3 (119m<sup>2</sup>): living room with wood-burning stove, kitchen, bathroom, wc, upstairs landing, three bedrooms, bathroom, wc.

Attached: boiler room, two garages.

Attached: large garage/workshop area with mezzanine.

Open barn 120m<sup>2</sup>.

The garden is landscaped with numerous trees, shrubs and flowers, hedges, orchard, vegetable garden, well. 1 H.

Superb views over the surrounding countryside.

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