

Under offer. Belleme region, village house - Perche National Park. 3 bed village house with cellar ...

EXCLUSIVE



INFORMATION

Town:	Igé
Department:	Orne
Bed:	3
Bath:	2
Floor:	90 m ²
Plot Size:	35 m ²

IN BRIEF

Spacious village house. overlooking the church in the centre of the village, 5m from Belleme in the Perche National Park.

Some decoration work and maintenance but ready to enjoy straight away, 3 bedrooms and a study, two bathrooms, lovely kitchen with a walk-in larder.

Small garden - 35m² - across the courtyard.

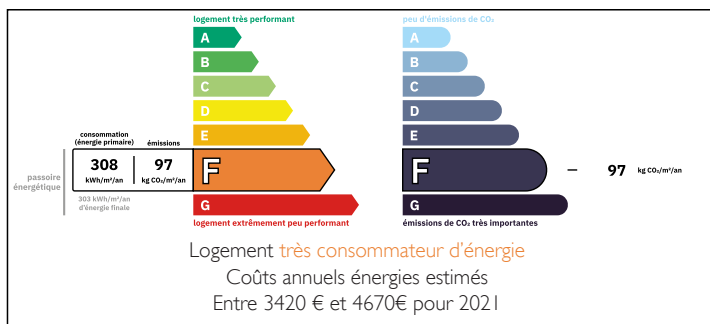
Mains drainage.

oil central heating.

Double glazed windows



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

Village house with large windows bringing plenty of light into the high ceilinged rooms, lovely original features such as fireplaces and exposed beams and floorboards. The property is habitable and double glazed windows installed 6 yrs ago. The accommodation includes: Ground floor: Living/dining room with fireplace, kitchen with larder, rear hallway with staircase to first floor, bathroom with wc. 1st floor: landing, large bedroom, further double bedroom, shower with wc. 2nd floor with lower ceilings, a bedroom, office and a loft space. Vaulted cellar with the boiler, oil fired. Mains drainage. The house requires re-decoration. Light and airy comfortable house in a great location with a few shops in the village, parking just across the road. Centre of town yet peaceful.

There is the added bonus of a small garden - 35m² across the courtyard from the house.

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