

Remalard, isolated in the countryside, beautifully renovated farmhouse set in 4H7 of land , swimming pool...



INFORMATION

Town:	Rémalard en Perche
Department:	Orne
Bed:	5
Bath:	5
Floor:	425 m ²
Plot Size:	47000 m ²



IN BRIEF

Remalard area, secluded country setting, tastefully renovated Percheron property:

280 m² main house

85m² guest house

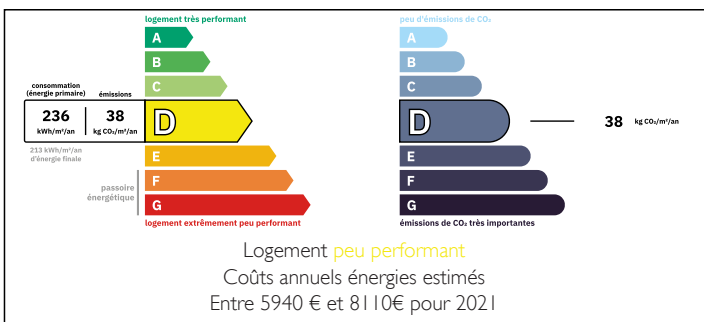
Appartement of 60m².

Swimming pool

Tennis court

4H7 land with a stream

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 main house comprises:

Entrance hall 16m² with staircase

Magnificent living room (71m²) with fireplace,

Dining kitchen 31.7m² with fireplace

Utility area adjacent to the kitchen 7m²

Second entrance hall/cloakroom 10.56m²

Bedroom 35.6m² with shower room and wc and mezzanine study 6.7m²,

Guest wc 6m²

Boiler room 4m² with gas boiler.

First floor: landing 10m²

Bedroom suite with bathroom (bath , shower , wc,) 40m²

Sauna 3.5m²

Bedroom with bathroom and wc 30m²

Tomette tiled floors, exposed stonework, beams, underfloor heating (gas) on ground floor.

LOCAL TAXES

Taxe habitation: EUR

Adjoining the main house on the ground floor is an open summer dining room with BBQ.

First floor: large bedroom/living space with shower room and wc, 60m²

Attached garage and workshop.

Guest cottage comprising:

Living area with kitchen, shower room, bathroom with wc. 50m²

Upstairs large bedroom 32m²

The living space opens onto the decking over the large pond.

Grounds

Tennis court

Swimming pool

Beautifully landscaped grounds of 4H7 with orchard, young woodland and a stream.

Views over the countryside.

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

NOTES