

Less than 10 minutes from Mortagne au Perche, in a hamlet, L-shaped Perche house with indoor swimming pool

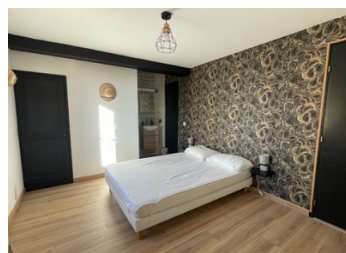


INFORMATION

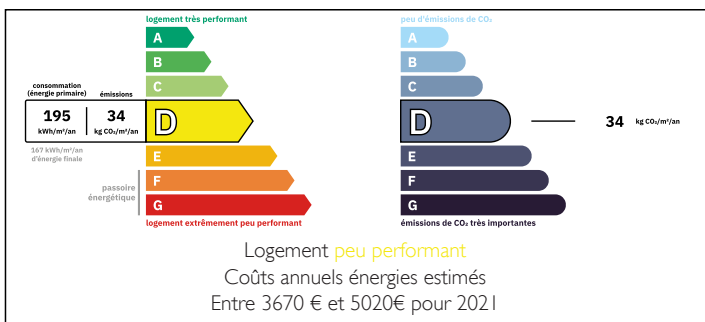
Town:	Boëcé
Department:	Orne
Bed:	6
Bath:	2
Floor:	230 m2
Plot Size:	1000 m2

IN BRIEF

Less than 10 minutes from Mortagne au Perche, in the countryside and in a hamlet, L-shaped Perche house with 5/6 bedrooms. Annex with two bedrooms with en suite shower + wc. Indoor swimming pool. Set in approx. 1000 m² of garden.



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 230 m² house comprises, on the ground floor (stone floor), a 40 m² kitchen/diner, living room with stone fireplace (35 m²), lounge/bedroom (19m²), utility room and separate wc. Upstairs via two staircases, 5 bedrooms (26m², 10m², 9.5 m², 9.5 m², 11m²), room (12.25m²), 2 bathrooms, 1 shower room. At right angles to the main house is the annexe: ground floor room to finish renovating (13m²), first floor a bedroom with shower room + wc, second floor a bedroom with shower room + wc. Adjoining the annexe is the pool room of 58 m² with heated swimming pool (8m x 4m), boiler room. Set in grounds of approx. 1000m² with views over the adjoining meadow. Oil-fired central heating, double glazing, recent renovation, roof in very good condition, patio, enclosed garden of approx. 1000m² with electric gate, non-conforming drainage.

LOCAL TAXES

Taxe foncière:	1420 EUR
Taxe habitation:	EUR

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

NOTES