

Under offer 2 H Paris, Condé sur Huisne, a dominant position in a hamlet, renovated farmhouse set in 3200 m .

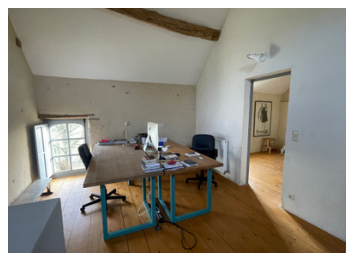


## INFORMATION

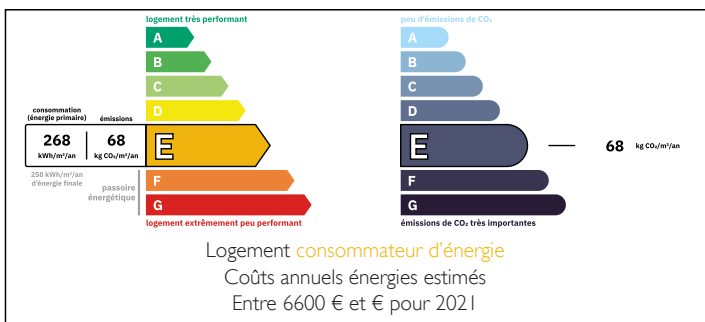
Town:	Sablons sur Huisne
Department:	Orne
Bed:	5
Bath:	2
Floor:	196 m2
Plot Size:	3200 m2

## IN BRIEF

2 hours from Paris, Condé sur Huisne area, in a dominant position in a hamlet, renovated farmhouse with outbuildings set in 3200 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 renovated 196 m<sup>2</sup> house comprises an entrance hall (12m<sup>2</sup>), fitted and equipped kitchen with fireplace and bread oven (28m<sup>2</sup>), terracotta floor tiles and exposed beams, living room with fireplace (27m<sup>2</sup>), hallway, bedroom (18m<sup>2</sup>), shower room (6m<sup>2</sup>), separate wc. First floor: 4 bedrooms (25m<sup>2</sup>, 20m<sup>2</sup>, 15m<sup>2</sup> and 13m<sup>2</sup> with mezzanine), bathroom with wc (3m<sup>2</sup>). Double glazing, gas central heating, mains drainage,

Separate outbuilding with 80 m<sup>2</sup> of floor space. Grounds of 3200 m<sup>2</sup> with orchard and vegetable garden.

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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