

Perche national Park, beautifully presented house, accommodation on one level, spacious and light rooms...



## INFORMATION

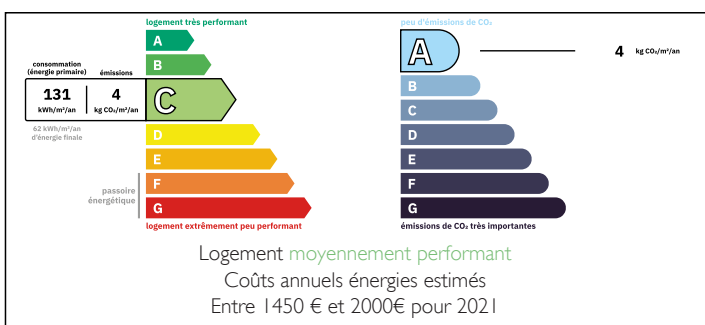
Town:	Perche en Nocé
Department:	Orne
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	2419 m2

## IN BRIEF

In the heart of the Perche National Park, popular village with a pharmacy, general store, bank and restaurant. Contemporary house built in 2012 offering 150 m<sup>2</sup> of living space, high spec. With outstanding views over the surrounding countryside. 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.



## DESCRIPTION

Superb edge of village location for this spacious and light property, the accommodation includes - all on one level - an entrance hall, spacious and light open plan living area with a fitted and equipped kitchen, dining area, living room area with a wood burning stove and three sets of patio doors to the outside. A master suite with a dressing room and shower room with wc. 2 further bedrooms, bathroom with wc. DGW, air conditioning units for heating and cooling, the electric heating is underfloor in the living spaces and bathrooms. The windows have electric shutters. Adjoining on the one side is the garage with an electric door and storage space above, and on the opposite side is an adjoining workshop with storage space above. The property is set in a landscaped garden with magnificent views over the countryside. A patio and a garden shed patio. Electric entrance gate and plenty of parking space. Mains drainage. The centre of the village is a 10min walk.

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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 foncière: 1260 EUR**

**Taxe habitation: EUR**

## NOTES