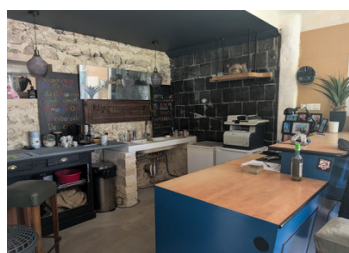


Sector Sablons sur Huisne, former cider factory converted into a habitation, industrial buildings ...

EXCLUSIVE



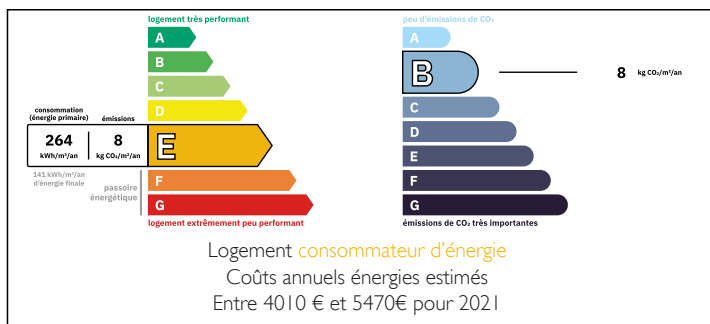
## INFORMATION

Town:	Sablons sur Huisne
Department:	Orne
Bed:	4
Bath:	2
Floor:	290 m2
Plot Size:	2405 m2

## IN BRIEF

Parc Naturel du Perche, this unique property is located on the edge of the village with all amenities, including rail link to Paris. The former Cidrerie has been converted into a dwelling house offering 290m<sup>2</sup> of habitable space, spacious "loft" style living. Views of the countryside and river and access to the greenway cycle path.

## 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

What was once a cider factory is now a spacious, contemporary loft-style property.

Comprising ground floor: large entrance hall leading to living room with kitchen area (54m<sup>2</sup>) and wood-burning stove, studio with bar (55m<sup>2</sup>), workshop with cathedral ceiling (66m<sup>2</sup>) and wood-burning stove, bathroom, wc. Upstairs (first staircase) landing, three bedrooms, shower room, wc. (second staircase), mezzanine, dressing room, large bedroom.

Electric and wood heating, mains drainage.

Attached workshop.

Courtyard

Industrial outbuilding: concrete building, old cider vats.

Land 2045m<sup>2</sup> with parking and views.

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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: 1500 EUR**

**Taxe habitation: EUR**

## NOTES