

Remalard on the edge of the village, farmhouse set in 1H of land with stone outbuildings, well...



## INFORMATION

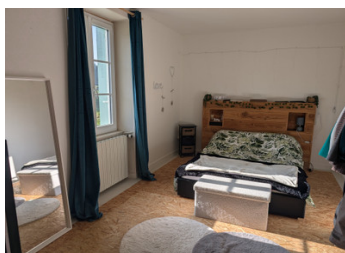
Town:	Rémalard en Perche
Department:	Orne
Bed:	2
Bath:	1
Floor:	82.5 m2
Plot Size:	11410 m2

## IN BRIEF

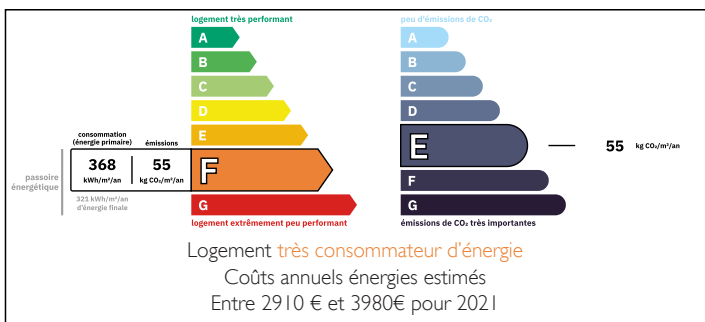
Perche National Park, Remalard area, on the edge of the village, shops walking distance and countryside on the doorstep.

The house is ready to move into, with two bedrooms, stone barns, orchard and well, 1H of land.

Lots of potential...



## 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 house comprises an entrance hall, kitchen, living room with fireplace (27m<sup>2</sup>), two bedrooms (14m<sup>2</sup>, 14m<sup>2</sup>), bathroom with wc. Huge attic space of 90m<sup>2</sup> ripe for conversion.

Stone outbuildings:

- Large stone barn (100m<sup>2</sup>)
- stables 48m + 46m<sup>2</sup> with attic
- garage (41m) with attic
- barn (46m<sup>2</sup>) with attic

Gas central heating.

Land of 11410 m<sup>2</sup> with orchard, well.

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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: 452 EUR

Taxe habitation: EUR

## NOTES