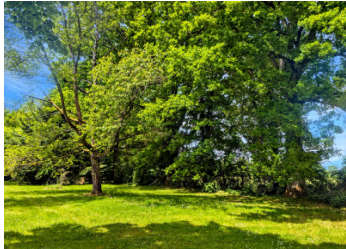


Longny les Villages, beautiful country house set in mature grounds. 4/5 bedrooms, first class renovation...



## INFORMATION

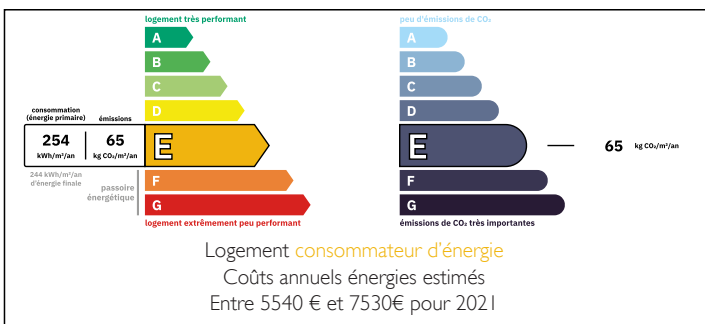
Town:	Longny les Villages
Department:	Orne
Bed:	4
Bath:	3
Floor:	180 m <sup>2</sup>
Plot Size:	4320 m <sup>2</sup>



## IN BRIEF

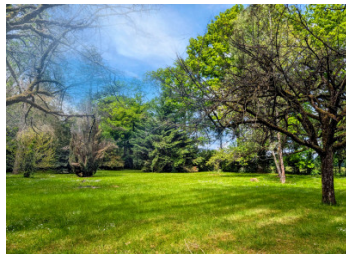
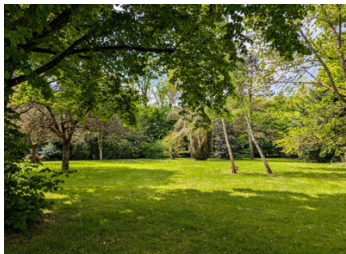
Charming stone house set in a hamlet, not overlooked. Renovated with quality materials and offering 180m<sup>2</sup> of living space: 4/5 bedrooms and 3 shower or bath rooms with wc. Outbuilding, covered parking. Magnificent wooded grounds, 4320m<sup>2</sup>.

## 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

Country house 180 m<sup>2</sup> habitable in superb condition. Comprising an entrance hall, open plan living room with cathedral ceiling, large kitchen with solid wood fitted kitchen, 2 ground floor bedrooms, two shower rooms with wc and a family bathroom with wc.

First floor landing leading to two bedrooms, one with a roof terrace overlooking the grounds. wc .

A second staircase leads to a large mezzanine room (study/bedroom/lounge)

Gas central heating

Adjoining boiler room.

Outbuilding for storage, open barn parking with loft.

Superb parkland of 4,320 m<sup>2</sup> with beautiful trees.

## LOCAL TAXES

Taxe habitation:

EUR

-----

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

## NOTES