

Moulins la Marche renovated stone farmhouse , barn , stables, 4 hectares of land with views ...



## INFORMATION

Town:	Soligny-la-Trappe
Department:	Orne
Bed:	3
Bath:	3
Floor:	148 m2
Plot Size:	44664 m2

## IN BRIEF

The house is in a quiet location, just outside the village of Soligny la Trappe, with the nearest shops at Moulins la Marche 5km away.

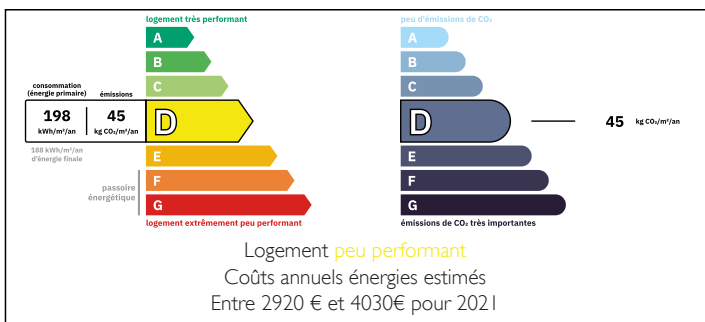
It offers 148m<sup>2</sup> of living space on one level.

Barn and stables.

4H land



## 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

Comprising entrance/study ( 16m<sup>2</sup>), fitted kitchen( 10m<sup>2</sup>), living room (40 m<sup>2</sup>) with fireplace and exposed beams, sitting room (18.5m<sup>2</sup>), three bedrooms, three shower rooms with wc, laundry room, boiler room.

Attic for conversion.

Oil-fired central heating

Sanitation up to standard

Adjoining: storage, attic, cellar, former pigsty.

4 boxes with heated drinking troughs.

Fenced paddocks, trees, views, well.

Garden and parking.

Land of 4H

5mn from Moulins la Marche

15mn from L'Aigle with SNCF train station

15mn from Mortagne au Perche

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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