

Under offer Perche Sarthois, village house - 2 bed village house with cellar and large courtyard ...



INFORMATION

Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	100 m2

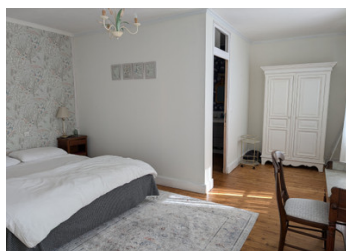
IN BRIEF

Village house in the Perche Sarthois just 2H from Paris .

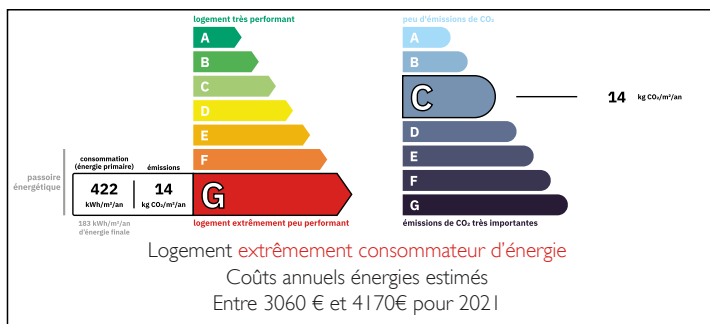
Peaceful location for this double fronted village house with courtyard garden.

Part renovated, ready to move in but some rooms not yet finished.

Mains drainage.

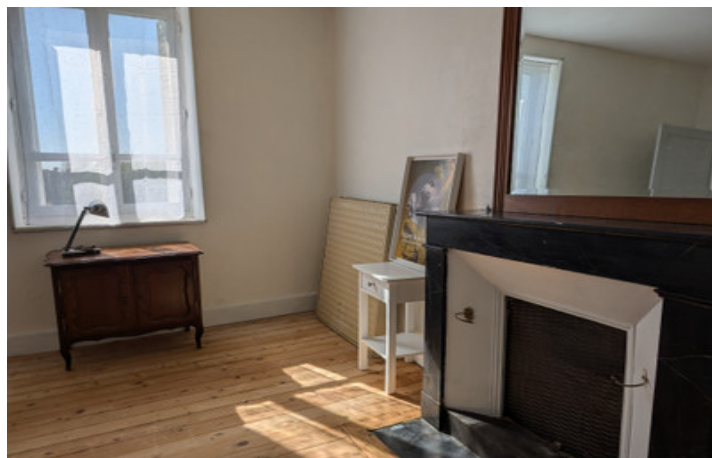


ENERGY - DPE



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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is habitable straight away and part renovated offering 96m² habitable.

Entrance hall with original floor tiles, a salon with open fireplace, room to finish, kitchen/diner with larder, utility area and space for a wc.

Upstairs there is a large landing room with a fireplace used as a bedroom, second bedroom with a shower room with wc.

On the second floor is the attic space which could be converted to make another one or two bedrooms.

Electric heating, single glazed windows.

Work to finish renovating.

Cellar .

Large courtyard garden with gate onto the road. Well.

The village has a café, and a butcher.

15m to La Ferté Bernard with rail link to Paris Montparnasse.

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