

Préaux du Perche region, rural, charming old 18th century cottage with outbuilding, 1180m of land...

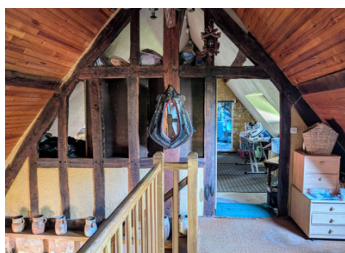


INFORMATION

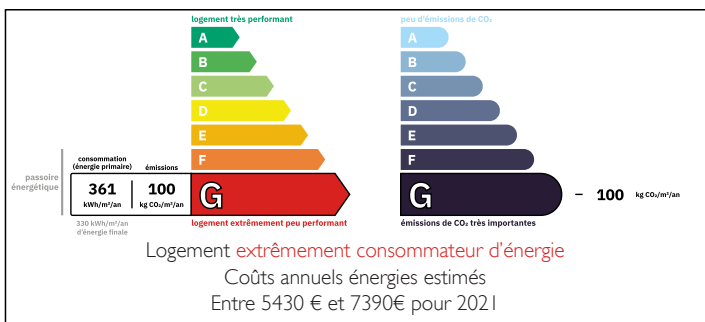
Town:	Perche en Nocé
Department:	Orne
Bed:	3
Bath:	1
Floor:	143 m2
Plot Size:	1180 m2

IN BRIEF

Perche National Parc , in a hamlet, peaceful location. In the countryside, charming old 18th century house with outbuilding on 1180m² of land with rural views...



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 of 134 m² habitable space comprises a kitchen (33m²) with fireplace, original floor tiles, exposed beams and stone walls, dining room (23m²) with fireplace, living room with fireplace (26m²), utility/boiler room of 9m². First floor: landing leading to a bedroom of 9.5m² on the right and a bedroom of 13m² on the left, bathroom with wc (7m²), third bedroom of 8.39m². Oil-fired central heating, single glazing, non-conforming drainage.

Set in a pretty 1180 m² gardens with trees and rural views.

Translated with DeepL.com (free version)

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