

2hours 15 from Paris , Courtomer region. Charming property and location isolated at the end of a lane in 4H la



INFORMATION

Town:	Courtomer
Department:	Orne
Bed:	5
Bath:	3
Floor:	215 m2
Plot Size:	40000 m2

IN BRIEF

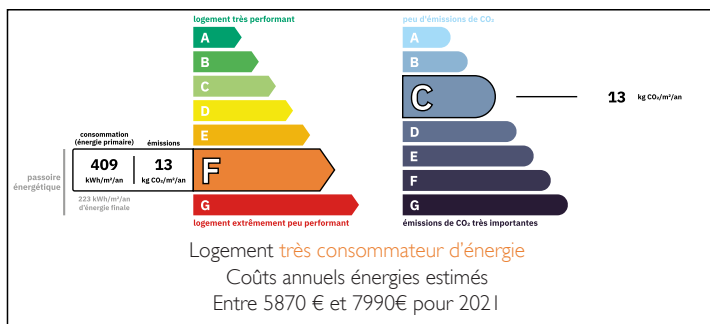
2h15 from Paris, Normandy between Sees and Mortagne au Perche, the property is in a peaceful location at the end of a lane with no close neighbours.

Beautifully renovated with many authentic features including the fireplace, beams, original tiled floor. A comfortable and charming property in a very special location.

Stunning views, ancient trees, 4 hectare plot .



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 property of 215m² comprises a living room (29m²) with a fireplace and wood-burning stove, original terracotta tiles and exposed beams, a fitted and equipped kitchen, a lounge/library (27m²), a 14m² bedroom, a small bedroom/dressing room (7m²), a toilet with a sink, a hallway, a shower room, and a separate toilet. Upstairs, a landing leads to two bedrooms (23m², 13m²), and via a second staircase leads to a 17m² bedroom, a shower room, and a toilet, and an attic.

Adjoining a 24m² studio: a bedroom with a shower and toilet.

Partially double-glazed, with electric heating and independent sanitation.

The estate is 4-hectares with some ancient trees, an orchard, a vegetable garden, and organic pastures.

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