

Perche National Park, old school , 3 bedrooms, very pretty garden with an orchard and river frontage ...



## INFORMATION

Town:	Mortagne-au-Perche
Department:	Orne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	1270 m2

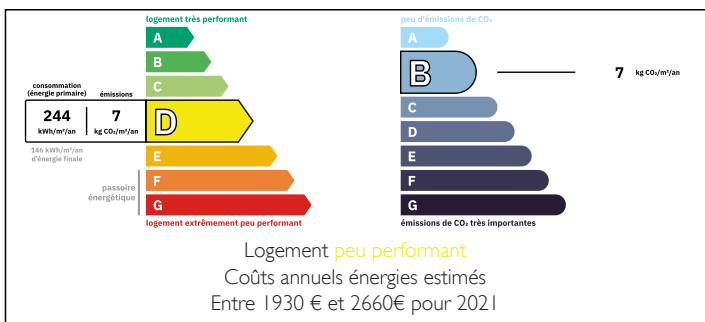
## IN BRIEF

Parc Naturel du Perche, in the heart of the golden triangle and one of the most beautiful villages in the Perche.

The old school house location is just as charming as the house itself, with large rooms and high ceilings. Garages and storage spaces, orchard and river at the foot of the garden.



## 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 offers 153m<sup>2</sup> habitable space comprising:

Ground floor: entrance hall, fitted and equipped kitchen. Living room (38m<sup>2</sup>) with fireplace and wood-burning stove, large room (38m<sup>2</sup>), laundry/boiler room, toilet.

First floor: landing, two bedrooms, one with toilet and washbasin, shower room.

Second floor: bedroom in need of refurbishment and attics.

Adjoining: a pleasant covered courtyard, two garages, wood storage. Garage.

1,270m<sup>2</sup> walled garden, courtyard, well, lovely orchard bordering a river.

A charming property.

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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 foncière:** 1270 EUR

**Taxe habitation:** EUR

## NOTES