

Perche Sarthois, family home, superb location, views , 6/7 bedrooms, 500 metres from the village...



INFORMATION

Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	7
Bath:	2
Floor:	160 m2
Plot Size:	4132 m2

IN BRIEF

Family home set in the countryside of the Perche Sarthois, just outside Nogent le Bernard.

Not overlooked and has beautiful far reaching views over the countryside and village.

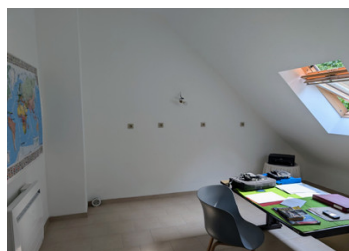
Spacious accommodation, 160m² of living space, over two floors including bedrooms and a bathroom on the ground floor .

Open plan living space with wrap around balcony.

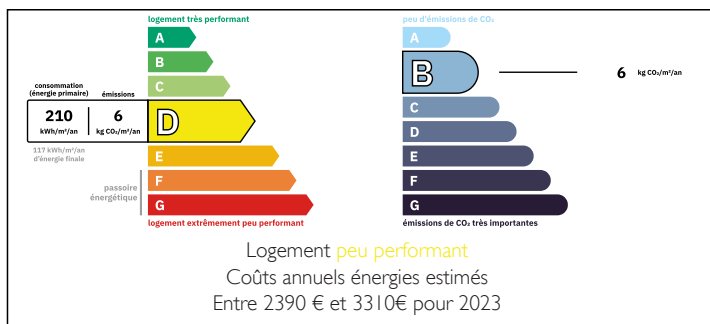
The whole lower ground floor is storage, garage, workshop, gym.

Set in an acre of parkland .

Recent heating system and roof replaced.



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.



LOCAL TAXES

Taxe foncière: 815 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Superb location in the countryside and 5 minutes from the village.

The house comprises (160m²) - an entrance hall, fitted and equipped kitchen opening onto the living area (32m²): Living room/lounge with wood-burning stove and French windows leading onto the balcony, the windows are fitted with electric shutters. Utility room, cupboards, hallway, three bedrooms (12m², 9.7m², 9.3m²), bathroom with bath and shower, toilet.

Upstairs, landing, four bedrooms (14.4m², 12.4m², 12m², 9.5m²), dressing room, shower room, toilet.

Recent heat pump heating system.

Roof recently replaced.

Individual sanitation system.

130m² basement with garage, boiler room, pantry, workshop and gym.

Landscaped garden with magnificent views of the countryside, garage, shed, electric entrance gate.

4132m² fenced plot.

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