

Nogent le Bernard, pretty 4/5 bed village house fully renovated set in lovely gardens with orchard, 1369m ...



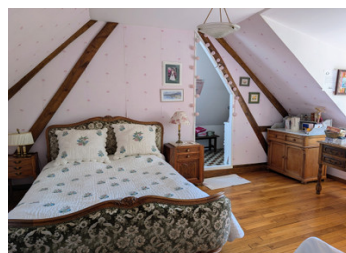
INFORMATION

Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	4
Bath:	3
Floor:	170 m ²
Plot Size:	1369 m ²

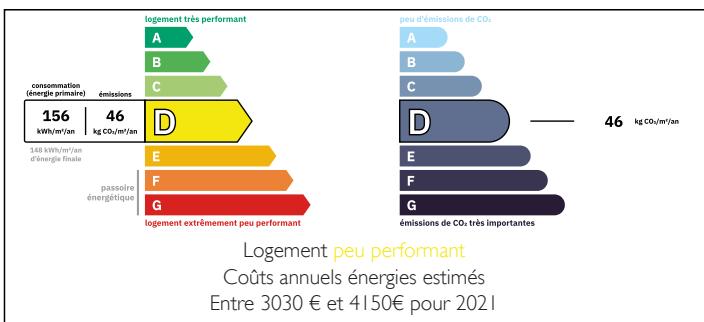


IN BRIEF

Nogent le Bernard, in the Perche Fertois 15minutes from La Ferte Bernard with all amenities including train link to Paris. The property has been renovated and extended , is in very good condition. 4/5 bedrooms (one on the ground floor), three bathrooms/showers. Garden and orchard. Plot of 1369m². Mains drainage and oil central heating.

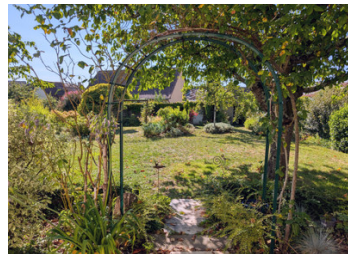


ENERGY - DPE



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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.



DESCRIPTION

The house (170m²) comprises a spacious kitchen/diner leading by double doors onto the large dining room with a fireplace, open onto the salon which is facing south and has patio doors onto the paved patio area. Also on the ground floor is the master bedroom 13m² with a shower room and wc. Upstairs there is a large landing leading to three double bedrooms (9m²/12m²/13.3m²), a study (5th bedroom) 11m², shower room with wc, a bathroom with wc.

On the lower ground floor is the laundry/boiler room, wine cellar and a garage 47m², wc.

Oil central heating, double glazed windows, mains drainage.

Outside is a west facing seating area, lawns, landscaped garden, orchard, woodstore, garden shed and a well.

Views over the church and village.

15mn La Ferte Bernard with rail link to Paris

1hr to Le Mans

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

LOCAL TAXES

Taxe foncière:

1030 EUR

NOTES