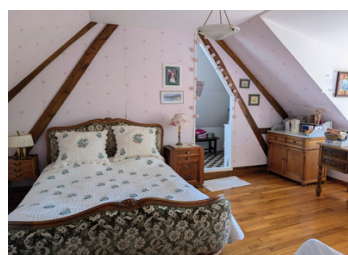


Nogent le Bernard, pretty 4/5 bed village house fully renovated set in lovely gardens with orchard, 1369m ...



## INFORMATION

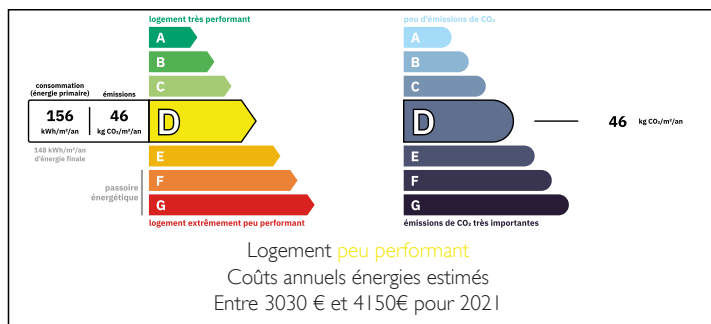
Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	1369 m2



## IN BRIEF

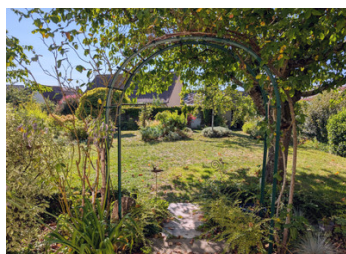
Nogent le Bernard, in the Perche Fertois 15minutes from La Ferte Bernard with all amenities including train link to Paris. The property has been renovated and extended , is in very good condition. 4/5 bedrooms (one on the ground floor), three bathrooms/showers. Garden and orchard. Plot of 1369m<sup>2</sup>. Mains drainage and oil central heating.

## 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 (170m<sup>2</sup>) comprises a spacious kitche/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 13m<sup>2</sup> with a shower room and wc. Upstairs there is a large landing leading to three double bedrooms( 9m<sup>2</sup>/12m<sup>2</sup>/13.3m<sup>2</sup>), a study ( 5th bedroom) 11m<sup>2</sup> , shower room with wc, a bathroom with wc.

On the lower ground floor is the laundry/boiler room, wine cellar and a garage 47m<sup>2</sup>, 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

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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: 1030 EUR**

**Taxe habitation: EUR**

## NOTES