

Perche Fertoise, superb country estate, in a peaceful setting with magnificent views over the rolling hills...



INFORMATION

Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	4
Bath:	3
Floor:	183 m2
Plot Size:	6180 m2

IN BRIEF

At the end of its lane, in a peaceful location surrounded by rolling hills.

Charming property restored preserving the period features, as well as bringing in light without detracting from its charm.

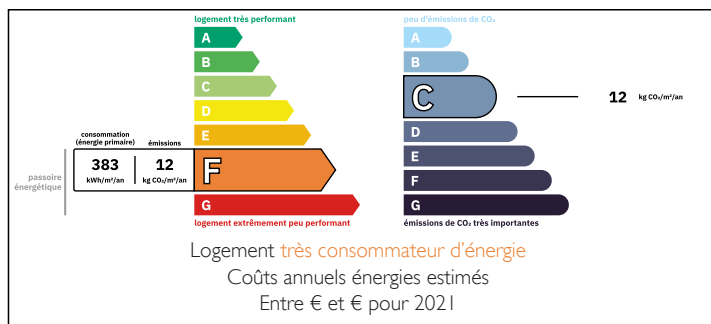
4 bedrooms (2 ground floor) 3 bathrooms (2 ground floor)

Two stone outbuildings.

6000m² land



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 (185m²) comprises on the ground floor an entrance hall, a beautiful living/dining room opening onto the grounds and featuring a wood-burning stove (61m²), a kitchen/dining area (20m²), a bedroom (28.3m²) with a fireplace, a shower room and a toilet, rear hall: bedroom with mezzanine (14.5m²), shower room, WC.

Upstairs: a landing leads to 2 bedrooms (15 and 17m²), shower room and WC, airing cupboard/room.

Electric heating and wood-burning stove, double-glazed windows.

Outbuildings:

Stone barn with attic, small stone outbuilding (workshop) and covered courtyard with views.

6,000m² of land with orchard, beautiful trees and magnificent views of the countryside...

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