

Maison Maugis, pretty stone house to renovate, superb location with views of the the forest and millstream...

EXCLUSIVE



INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	2
Bath:	1
Floor:	225 m2
Plot Size:	5208 m2

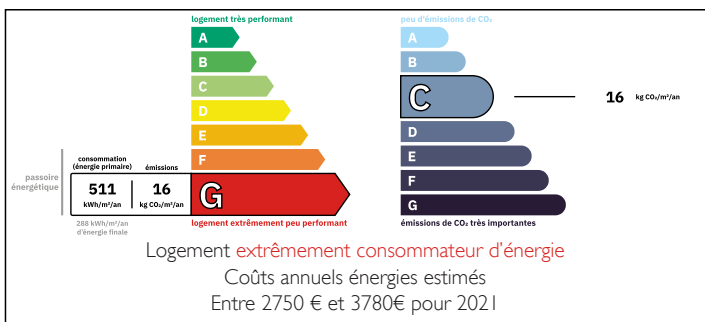
IN BRIEF

Perche Naional Park, set in one of the prettiest villages at the foot of the stunning Reno Valdieu forest.

The old stone cottage requires renovation, enormous potential and fabulous location. 5000m² 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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The stone cottage is 160m² and has an adjoining annexe of 68m².

Comprising a lovely large living room with the original stone fireplace and wood burning stove and a door leading to the garden, the kitchen which is large enough for a dining table requires work. Also on the ground floor is a lobby area leading to a ground floor bedroom and a shower room and wc. Upstairs is a large landing leading to a large open space to renovate (52.3m²), a bedroom and a future bathroom.

Beams throughout, full of charm and original features.

The windows are for the most part double glazed, the property is connected to mains drainage, and heating is electric heaters and woodburner in the fireplace.

Adjoining is the annexe a blank canvas to renovate with two rooms on the ground floor and an upstairs room to renovate.

Adjoining wooden garage and a separate wooden garage/workshop space.

Huge potential but there is work to be done in almost every room, a project that has been started so you can live in the house.

The gardens are adjoining the forest and pastures beyond with stunning views, and include a wooded area on the slope up to the forest.

On the other side of the lane is a flat plot perfect for growing vegetables as it has a well and the millstream at the boundary.

5208m² land.

An enchanting property and location if you are looking for a project.

Information about risks to which this property is exposed is available...