

Former farmhouse with master house, 2 large barns, A carport. A courtyard on a plot of 8288 m2



INFORMATION

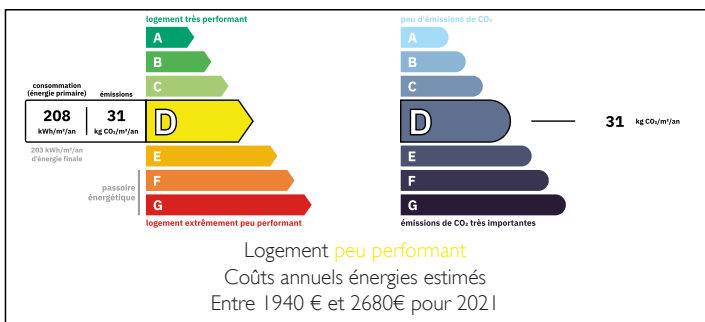
Town:	Longny les Villages
Department:	Orne
Bed:	3
Bath:	1
Floor:	235 m2
Plot Size:	8288 m2

IN BRIEF

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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

Property in the Perche

Ideally located for a professional activity (crafts, seasonal rental, storage, equestrian breeding, co-working, seminars etc...) or lovers of wide open spaces.

Mansion with a living area of 180 m2 composed

On the ground floor of a living room with fireplace, kitchen, dining room, convivial lounge, toilet, storage room, boiler room laundry.

On the 1st floor, 3 bedrooms, shower room served by landing and corridor.

On the 2nd floor under the eaves 100% convertible an attic of 70 m2 divided in two with a magnificent framework.

In continuity, 2 farmhouses on 2 levels offering a potential of nearly 800 m2 including 55 m2 already furnished and ready to rent, a bedroom, a living room or office.

Everything is possible under the framework and with very spacious spaces.

A carport for 2/3 vehicles in hard.

An enclosed interior courtyard of 1300 m2 decorated with a splendid lime tree and a well (12m) never dry.

All on a plot of 8288 m2

Gas central heating + 3 fireplaces + pellet stove.

Individual sanitation by micro station.

Train station 10 minutes away for Versailles (1h10) and Paris Montparnasse (1h25).

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

LOCAL TAXES

Taxe foncière: 767 EUR

Taxe habitation: EUR

NOTES