

Under offer Chapelle Montligeon, two houses, outbuildings. Set in IH5 land. Partly renovated...

EXCLUSIVE



INFORMATION

Town: Courgeon

Department: Orne

Bed: 2

Bath: 2

Floor: 130 m2

Plot Size: 15679 m2



IN BRIEF

In the heart of the Parc Naturel du Perche, close to the Reno Valdieu forest, Chapelle Montligeon and Mortagne au Perche.

The property is on the edge of the village which has a restaurant.

Comprising two houses: the renovated house is 135m² of living space .

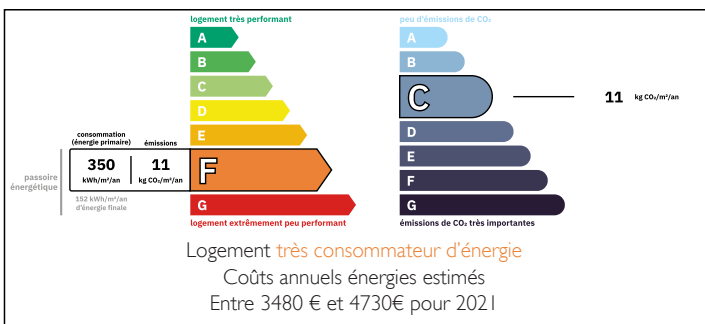
The larger house "Maison de Maître" is to restore and potentially offers 230m² living space.

The houses are connected to mains drainage system.

Outbuildings

IH5 of pasture, well.

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

In a peaceful spot at the edge of the village.

Comprising 2 houses,

The renovated house is 135m² habitable, comprising an entrance, large living space with open modern kitchen (56.5m²) and cathedral ceiling, ground floor bedroom (20.6m²) , bathroom with bath, shower and wc, utility room. Upstairs is a large open landing which is currently used as a bedroom/office, bedroom (20m²) and a shower room with wc. Electric heating. Double glazed windows. Mains drainage.

Adjoining is a large covered space (30m²) and a large part closed barn (100m²)

The second house is the large "Maison de maître " style stone house which requires renovation internally. Each floor offering approximately 120m² of potential living space. Connected to mains water, electricity and mains drainage, also has two chimneys.

Some windows are replaced with double glazed windows.

Further small outbuilding and a large wooden outbuilding.

The land extends to 1H5 of pasture with a well.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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