

Heart of the Perche, Village house, in a peaceful village setting. 115m<sup>2</sup> of living space, workshop, garden....



## INFORMATION

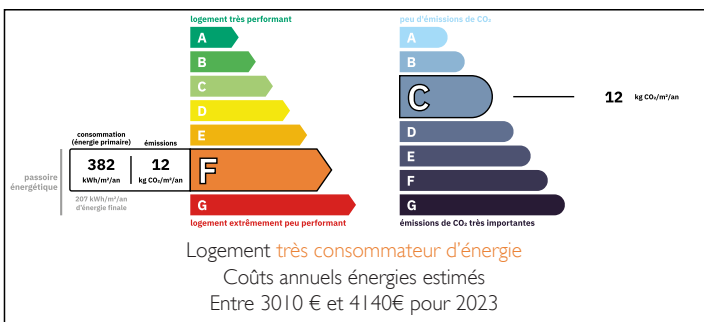
Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	2
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>



## IN BRIEF

2H Paris, Cour Maugis sur Huisne. Village house in a peaceful village, there is an extension - unfinished - offering another 50+ m<sup>2</sup> habitable space on two floors. Off street parking, good size garden 600m<sup>2</sup> with garage.

## 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

Village house offering 115m<sup>2</sup> habitable and potential for increasing : Ground floor: living/dining room (36m<sup>2</sup>) with fireplace wood burner, kitchen/verandah (27.5m<sup>2</sup>), utility room (7.5m<sup>2</sup>), shower room with WC, room to finish (35m<sup>2</sup>) , with covered patio and a cellar. First floor: landing, two double bedrooms 12.5m<sup>2</sup> and 17.5m<sup>2</sup>, one with a shower and wc en-suite. A further first floor open space to renovate. Mains drainage, electric heating, single glazed windows. Ideally located, close to two restaurants.

Garden with off-street parking, garage and sheds, pond. approximately 600m<sup>2</sup>

In the heart of the village, peaceful setting.

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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: **484 EUR**

Taxe habitation: **EUR**

## NOTES