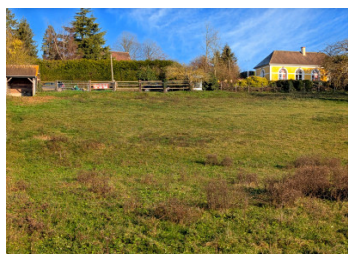


Close to Mortagne au Perche, edge of the village, in a commanding position with views over the countryside...



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Mortagne-au-Perche   |
| Department: | Orne                 |
| Bed:        | 1                    |
| Bath:       | 1                    |
| Floor:      | 48 m <sup>2</sup>    |
| Plot Size:  | 15668 m <sup>2</sup> |

## IN BRIEF

Close to Mortagne au Perche, located on the edge of a village, in a dominant position.

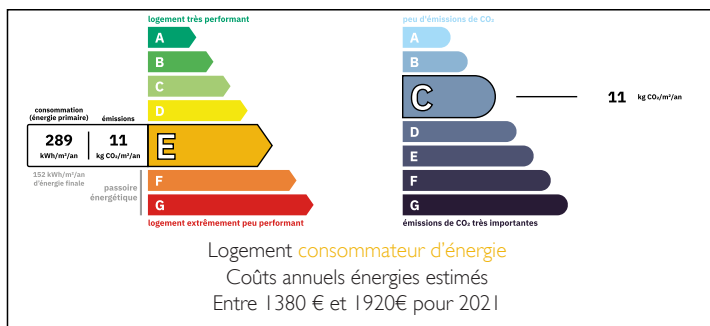
The property built in 2009, offering 48m<sup>2</sup> of living space on one level.

Ceiling height of 3.30m.

1.5 hectares of land, wooden field shelter.

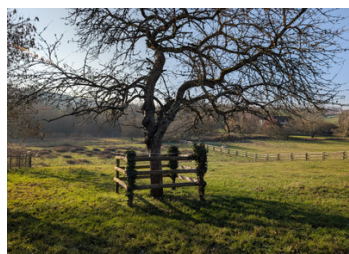
River on the boundary.

## 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

Unique property built in 2009 on the edge of the village, in a dominant position with views over the countryside.

The accommodation offers 48m<sup>2</sup> habitable space :  
Large living space with a kitchen area (35m<sup>2</sup> ) and ceiling height of 3m30

Bedroom 12m<sup>2</sup>

shower room with wc

on a plot of 1H5, divided into two post and rail fenced paddocks each with a field shelter.

River at the boundary of the land.

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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: **830 EUR**

## NOTES