

Mortagne au Perche, beautifully renovated stone farmhouse, outbuilding, pretty gardens ...



INFORMATION

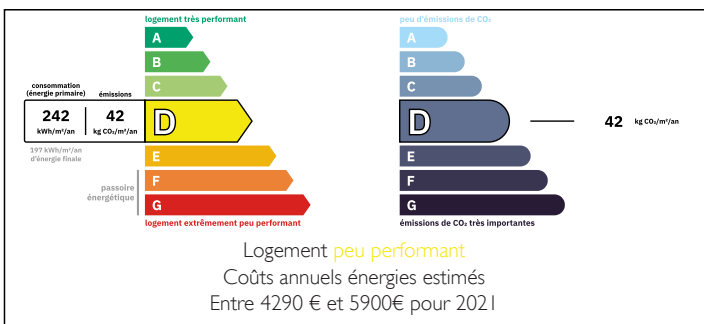
Town:	Parfondeval
Department:	Orne
Bed:	4
Bath:	3
Floor:	190 m ²
Plot Size:	3013 m ²



IN BRIEF

Set in the Perche National Parc, 2 hours from Paris and a few kilometres from Mortagne au Perche. Located on the edge of a hamlet, fully renovated old stone farmhouse offering 190 m² of living space: 4 bedrooms and 3 bathrooms. Outbuilding on 3,013 m² of pretty gardens with a 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

The 190 m² house comprises an entrance hall with staircase, living room with fireplace, kitchen/diner, large living room (42 m²) with wood-burning stove and large bay window, garden entrance, laundry room, WC, small bedroom/study.

Upstairs, staircase 1: landing, two bedrooms, bathroom with WC, shower room with WC.

Staircase 2 leads to the third bedroom with bathroom and WC.

Oil-fired heating, double-glazed windows.

Recent sanitation in 2022.

Adjoining former stables: boiler room, workshop, woodshed and storeroom.

Outbuilding: garage/storage.

A lovely property in good condition.

Attractive 3,013m² garden with well.

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

LOCAL TAXES

Taxe foncière: 824 EUR

Taxe habitation: EUR

NOTES