

OFFER ACCEPTED - Maison Maugis, Perche , Charming stone cottage, stunning location access forest ...



## INFORMATION

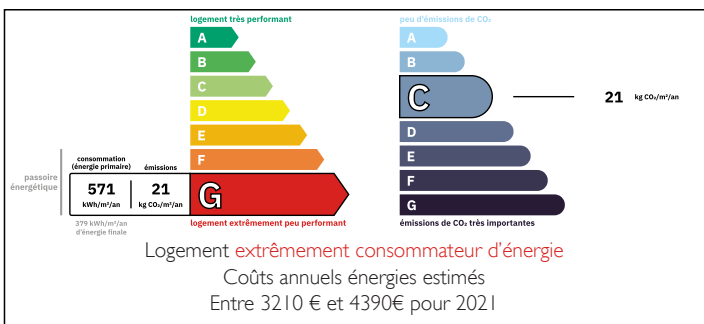
Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	1
Bath:	1
Floor:	140 m2
Plot Size:	1520 m2

## IN BRIEF

Perche Natural Park. In a picturesque village, direct access to hiking trails and at the foot of the Reno Valdieu forest. Old 18th-century house to restore with many original features and large garden with stunning views.



## 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

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Set in one of the prettiest villages in the Perche region, an authentic Percheronne cottage in need of restoration, offering a potential of 140m<sup>2</sup> habitable space . Comprising a living room, kitchen, shower room/toilet, further room, and upstairs are four rooms/lofts to renovate . Mains drainage. Gardens on two levels with sitting views over the hamlet and countryside beyond. Well. 1520m<sup>2</sup> land in total.

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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: **957 EUR**

Taxe habitation: **EUR**

## NOTES