

Boissy Maugis, in the heart of the Perche region, village house (formerly a café) with river boundary, view...



## INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	5
Bath:	2
Floor:	164 m <sup>2</sup>
Plot Size:	18631 m <sup>2</sup>



## IN BRIEF

Dominant position with beautiful views on 18,631 m<sup>2</sup> of land, bounded by the river.

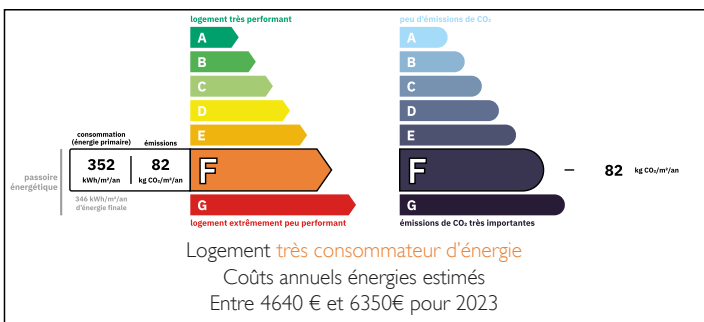
In the heart of the Perche region, a village house (formerly a café) with 164 m<sup>2</sup> of living space. Ground-floor bedroom and shower room. 4-5 bedrooms.

Riverfront property with views.

Connected to the mains drainage system.



## 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

Ground floor: entrance hall, living room with sitting area and fireplace with wood burning stove, kitchen with dining area, sunroom, utility room, bedroom/office, bedroom with shower room, wc. Upstairs: 3 bedrooms, shower room with wc. Two attics.

Oil-fired heating, mains drainage connection.

Adjacent to the house: boiler room, cellar, and garage.

Lovely garden with magnificent views.

The riverside property covers 18,631 m<sup>2</sup> with unobstructed views.

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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: **1368 EUR**

## NOTES