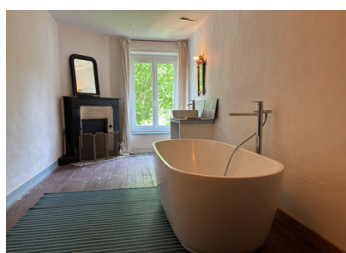


In the heart of the Perche, a majestic building stands at the entrance to a pretty village.



INFORMATION

Town:	Verrières
Department:	Orne
Bed:	4
Bath:	3
Floor:	180 m ²
Plot Size:	2310 m ²



IN BRIEF

What an impressive building this former mill is, offering 180m² of living space and considerable potential for expansion!

On the ground floor, a spacious living room with a wood-burning stove opens onto a large, bright kitchen, which also has its own pellet stove.

A small staircase leads to a first shower room, and then to the first floor, where three beautiful bedrooms and a second bathroom are located, all of which have been perfectly restored.

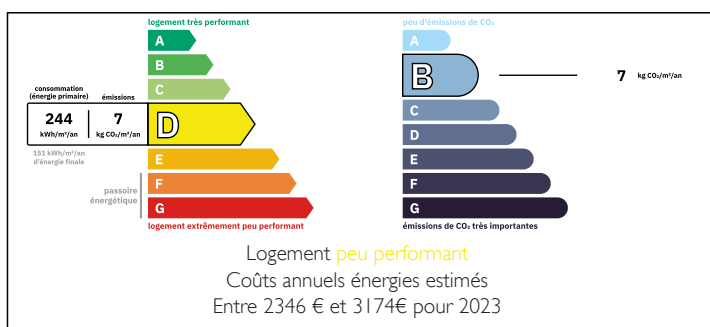
On the garden level, there is a third bathroom and a very large bedroom overlooking the grounds.

In the left wing of the house, two immense rooms await reinvention, offering the potential for an additional 140m² of living space, along with large attics that could be converted into three more bedrooms.

Two large cellars and a workshop complete this property.

Finally, a perfectly maintained 2310m² garden,

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

Rez de chaussée :

1 salon : 40m²

1 cuisine : 22m²

Demi étage :

1 salle de bain : 13m²

Premier étage :

Chambre 1 : 19m²

Chambre 2 : 16m²

Chambre 3 : 15m²

Salle d'eau : 4m²

Palier : 7 M²

Rez de jardin :

1 chambre : 18m²

1 salle d'eau : 8m²

1 local : 52m²

Caves : 62m²

Parties à restaurer :

Pièce 1 : 80m²

Pièce 2 : 40m²

Grenier : 145m²

Jardin : 2310m²

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

LOCAL TAXES

Taxe foncière: **1406 EUR**

NOTES