

Boissy Maugis, in the heart of the Perche region, detached house, edge of village, river boundary, views...

EXCLUSIVE



## INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	3
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	3364 m <sup>2</sup>

## IN BRIEF

Dominant position with magnificent views, the detached house is set in grounds of 3,364 m<sup>2</sup> bordering the river.

In the heart of the Perche region, a peaceful location but on the edge of a popular village. The house offers 150 m<sup>2</sup> of living space.

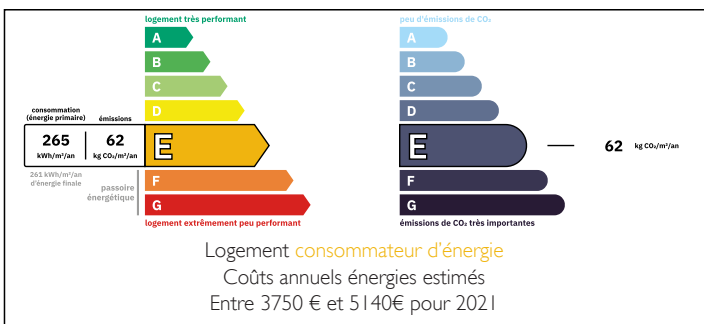
With a ground floor bedroom and shower room. 3/4 bedrooms.

Riverside property with views.

Oil-fired heating.

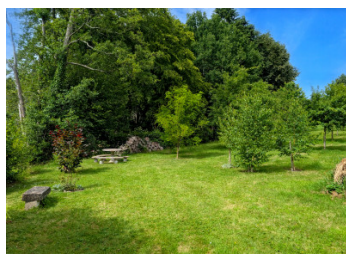
In good condition throughout.

## 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 cathedral ceiling and fireplace with wood burning stove, kitchen, dining room, inner lobby with staircase to the first floor, 2 further reception rooms or could be a ground floor bedroom with a dressing room/study, bathroom, wc. Boiler room.

Upstairs: landing 2 bedrooms, a dressing room/study (or small bedroom) bathroom, wc.

Oil-fired central heating.

Conforming drainage system.

Workshop/storage.

Patio, lawns, shrubs, fruit trees and mature trees.

Magnificent views.

The riverside property covers 3,364m<sup>2</sup> with 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>

## NOTES