

A surprising village house, right in the heart of the Perche region



INFORMATION

Town:	Verrières
Department:	Orne
Bed:	4
Bath:	1
Floor:	146 m ²
Plot Size:	400 m ²

IN BRIEF

Don't be put off by its slightly dated facade, because once you step inside, you'll find yourself in a cozy haven!

Two living rooms, one with a beautiful fireplace, lead to the kitchen, which opens onto a small, tree-filled garden that's easy to maintain.

An elegant staircase leads to the first floor, where you'll find three bedrooms, two of which are quite impressive, with their original terracotta tiles and exposed beams.

On the second floor, there's a fourth bedroom that's just as spacious.

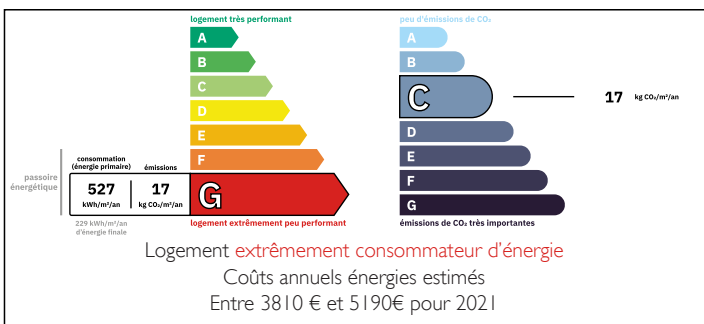
The entire house is exceptionally bright.

Finally, in the attic, two large rooms are just waiting to be renovated.

Like those on the ground floor, two other large rooms also deserve to be restored.

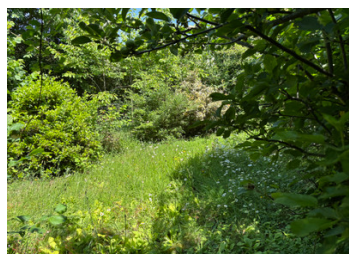
The house is located in a charming village, 130 kilometers from Paris.

ENERGY - DPE



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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

On the ground floor:

A living room with a fireplace (20 sq m)

A dining room (13 sq m)

A kitchen (12 sq m)

A shower room (4 sq m)

A separate toilet (2 sq m)

A garage (20 sq m)

A cellar (21 sq m)

On the first floor:

A bedroom (19 sq m)

A bedroom (12 sq m)

A bedroom (21 sq m)

A toilet/sink

On the second floor:

A bedroom (21 sq m)

In the attic:

Two rooms (15 sq m each)

A garden (400 sq m)

A woodshed and a small lean-to

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

NOTES