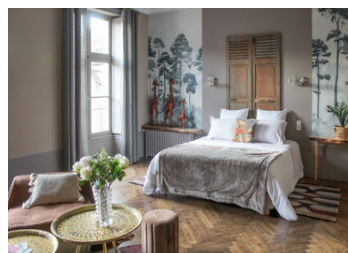


Mortagne au Perche. Elegant town house sympathetically renovated C15th, C17th, C18th. Perche National Park.



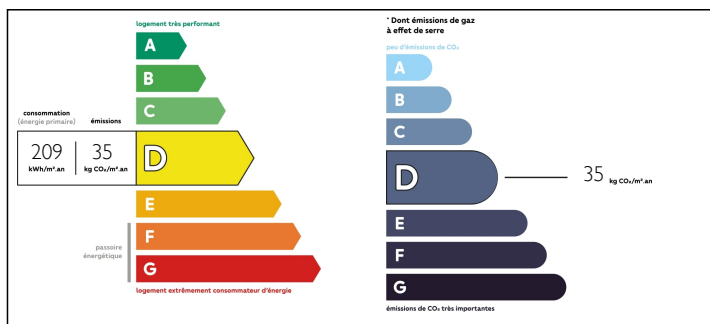
INFORMATION

Town:	Mortagne-au-Perche
Department:	Orne
Bed:	6
Bath:	5
Floor:	390 m2
Plot Size:	435 m2

IN BRIEF

Sumptuous Town house, dating from oldest parts the C15th with a charming C18th façade, very well located in the historic quarter of this beautiful historic market town in the Perche National Park - just 2 hrs Paris. Exceptionally well restored property, enhancing original features such as the wood and stone floors and wonderful staircase, and sympathetically decorated throughout - a fine historic example and luxurious home. With 6 bedrooms, 5 bathrooms, 5 reception rooms, private walled garden this is a spacious property in excellent condition.

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.



LOCAL TAXES

Taxe foncière: 3200 EUR

NOTES

DESCRIPTION

The Mansion house is located in the historic centre of Mortagne au Perche which has a vibrant Saturday market and a good share of cafes and restaurants and excellent bakeries and delicatessens or you can browse in the number of antique shops and small boutiques. The property although central has a private walled garden. The current owners have brought this charming historic building back to life enhancing the original features such as the superb staircase, floor tiles – a simply sumptuous home to receive and entertain friends and family.

Entrance - 20m²

Cloakroom - 9.53m²

bureau - 13.59m²

dining room - 20.75m²

kitchen - 35.5m²

salon - 41m²

second salon/tv room - 35m²

utility/boiler room - 9.56m²

wc - 2m²

first floor

landing- 6m²

corridor - 26m²

Bedroom with en-suite - 33 + 10.56m²

Bedroom with en-suite - 15.42 + 12.73m²

Bedroom with en-suite - 20.10 + 20.61m²

Bedroom with en-suite - 25 + 10.72m²

2nd floor

bedroom with ensuite - 26.63 + 6m²

bedroom - 33m²

Loft spaces - 38 + 13 + 38 + 9m²

Ground floor: Entrance hall leading to the right to three reception rooms which are the study, dining room and kitchen/diner which leads onto the garden. From the entrance hall straight ahead leads to the inner hall with superb staircase and the large formal salon with original floor, leading in turn to a second salon. There is a useful laundry room and wc off the inner hall. First floor: hallway leading to a master bedroom with bathroom, three further