

Charming village house in Perche National Park - renovated, light and spacious acc. outbuilding and garden.

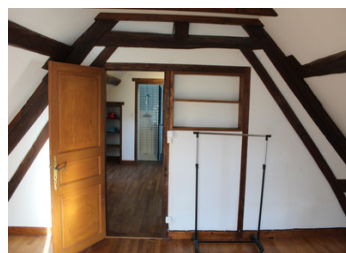


INFORMATION

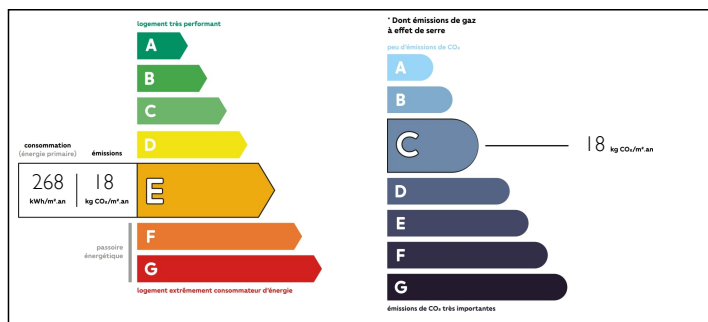
Town:	Val-au-Perche
Department:	Orne
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	435 m2

IN BRIEF

Perche National Park, renovated original stone village house with good size garden and a large garage/workshop. On mains drainage, in a village with primary school and just a few km from the town of Le Theil with all amenities including a rail link to Paris. The property has flexible accommodation on three floors with 3 bedrooms .



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

The property has a living room with a balcony overlooking the garden and is open to the fitted kitchen. Double bedroom, dressing room, shower room with wc. Upstairs there is a large landing/living room, a bedroom and a shower room with wc. On the garden level is a further bedroom, boiler room, wc and a garage /storage space. Vehicule access by the garden to the outbuilding: garage/workshop with loft above. Garden easy to maintain.

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

LOCAL TAXES

Taxe foncière: 606 EUR

NOTES