

Alençon area. Beautiful stone farmhouse with outbuilding, 2 acres land with spring, fruit trees...



## INFORMATION

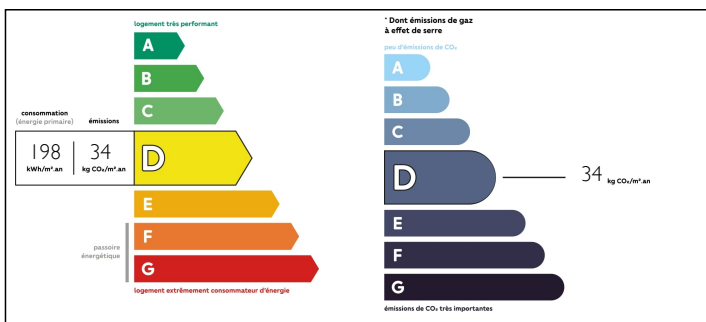
Town:	Saint-Denis-sur-Sarthon
Department:	Orne
Bed:	4
Bath:	2
Floor:	198 m2
Plot Size:	12812 m2

## IN BRIEF

Bucolique country estate - Alençon. Set in a peaceful hamlet in beautiful countryside with far reaching views. Fully renovated old stone farmhouse - 4 bedrooms, 2 shower/bathrooms. Stone outbuilding requiring restoration. 2 acres land. Huge potential



## 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 farmhouse is full of character. Large reception hall, Kitchen diner with woodburning stove, salon, utility/boot room, shower room, wc, boiler with office space. Upstairs there is a study area, large bedroom with a dressing room, second bedroom and the family bathroom with wc. The second floor has another large landing leading to two bedrooms. Adjoining is an unconverted large loft space. There is a garage to one side adjoining the building and the other a large covered space. Oil central heating and septic tank drainage.

The pretty outbuilding requires restoration and the roof replacing.

The property is set within its 2 acres of mature gardens, orchard and water source/ pond, well. Superb views over the countryside. Peaceful location in a hamlet but very secluded.

Very well located less than 10km from Alençon - 2H30 Paris and 2 hours to Caen and 4 h Calais.

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

## LOCAL TAXES

**Taxe foncière: 1950 EUR**

## NOTES