

Under offer Longny au Perche, Charming 18thC town house with walled garden. Beautifully presented.

EXCLUSIVE

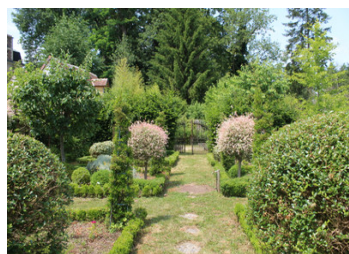


## INFORMATION

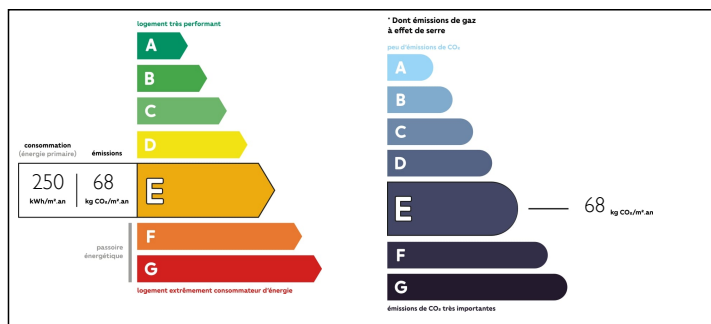
Town:	Longny-au-Perche
Department:	Orne
Bed:	4
Bath:	3
Floor:	240 m2
Plot Size:	794 m2

## IN BRIEF

Maison Perche. Longny au Perche - listed village "Petite Cité de Caractère". This historic property offers authenticity and charm - the original coaching Inn dating from the 18th century. In a very peaceful spot in the heart of the historic quarter of a listed village, full of history with many original features including outbuildings intact with an access to the river. The property has been beautifully restored throughout and is set in a stunning walled garden.



## 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: 1 500 EUR**

## NOTES

## DESCRIPTION

Beautifully presented charming ensemble.

The house comprises on the ground floor : entrance hall, inner entrance hall with original tiled floor and wonderful original staircase leading to the two upper floors, dining room (22m<sup>2</sup>) with fireplace, kitchen (19m<sup>2</sup>) with door to and views over the gardens, living room (33m<sup>2</sup>) with fireplace, study (3m<sup>2</sup>), wet room with wc.

First floor landing with wooden floor leading to two large bedrooms with beautiful views over the village and river, each with original fireplace, bed alcove and walk-in wardrobe, guest bedroom and bathroom with wc.

On the second floor is a large 60m<sup>2</sup> room with wooden floor, cathedral ceiling and wonderful original exposed beams, a shower room and wc. Currently this top floor is a dormitory and living space for the young members of the family.

Oil fired central heating. Mains drainage.

Laundry room. Garage, boiler room and further rooms and attic space above - to develop.

Oil fired central heating. Mains drainage.

Outbuildings and courtyard leading to the river.

The property stands on 794m<sup>2</sup> size beautifully landscaped walled gardens, seating courtyard.

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