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Ref: A16227 Price: 145 000 EUR

agency fees included: 7.4074074074074 % TTC to be paid by the buyer (135 000 EUR without fees)

Cour Maugis sur Huisne, Perche National Park, Fabulous location , authentic country house, ...















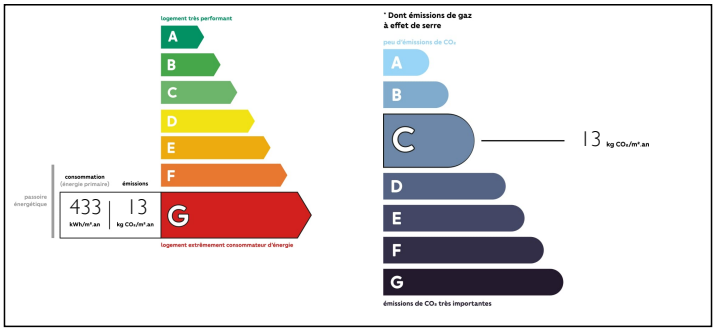
INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	2377 m2

IN BRIEF

Superb property and location - In the heart of the Perche National Park, close to the village of Courcerault, authentic stone Percheronne property on half an acre of land with views. Stream at the boundary. Renovation work required, roof included. Peaceful spot with no neighbors.

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.

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Stone property to renovate, originally comprising a number of habitations/lodgements all in the same large stone building. Many original features remaining including two bread oven, a number of stone fireplaces, tomette floors.

Comprising on the ground floor - kitchen/diner, living room with wood burning stove. Bathroom with wc. Upstairs there are three bedrooms one with shower and wc, further wc. Further bedroom to finish renovation.

To renovate including replacing the roof.

Stone outbuildings and former lodgings all in the one building with a footprint of approx. 250m².

Half an acre of mature gardens with a stream at the bundary. Beautiful views over the countryside and to the village.

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

NOTES

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