

Perche National Park, sector Nogent le Rotrou. U shaped Farm to renovate 4775m land by river...



## INFORMATION

Town:	Nogent-le-Rotrou
Department:	Eure-et-Loir
Bed:	2
Bath:	1
Floor:	130 m2
Plot Size:	4775 m2

## IN BRIEF

Parc Naturel du Perche - to be restored - superb farmhouse offering incredible conversion possibilities, large volume buildings. Located just a few minutes from Nogent le Rotrou, SNCF train station.



## 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: 580 EUR**

## NOTES

## DESCRIPTION

Typical Perche farmhouse.

The main building - in need of renovation - comprises three rooms (two with fireplaces), shower room with wc and two rooms on the first floor. Total living space of 180 m<sup>2</sup> (to renovate). Adjoining (L-shaped) stone outbuilding/barn - approx. 150m<sup>2</sup> floor surface area with superb attic space, suitable for conversion and offering spacious accommodation.

Second stone outbuilding: three volumes/stables with attics.

Superb grounds of 4775m<sup>2</sup>, orchard, bordered by the river. Views.

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