

UNDER OFFER - Nogent le Bernard. Former 17th century dwelling with outbuilding on 3500m , bordered by a stream



INFORMATION

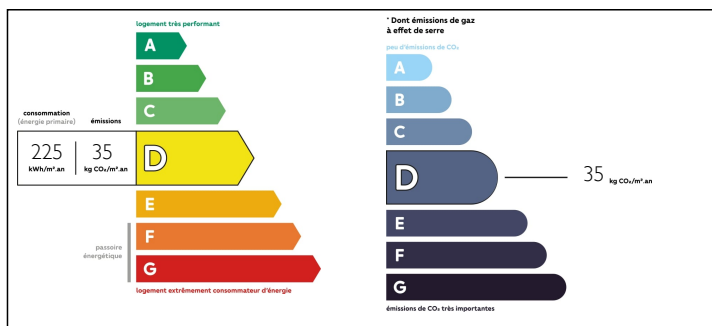
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|-------------|-------------------|
| Town: | Nogent-le-Bernard |
| Department: | Sarthe |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 80 m2 |
| Plot Size: | 3500 m2 |

IN BRIEF

Perche Sarthois, 3 bed farmhouse, with loft to renovate and attached barn, outbuilding. Set at the end of its access lane, no neighbours. 3500m² land. Roof requires replacement. 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 property has been renovated and is composed of a living room with fireplace, corner kitchen, 3 bedrooms, bathroom, wc. Huge loft space to renovate . Outbuildings include the attached barn and old milking parlour, boiler room.

Oil central heating.

The roof of the house is tired and will require work imminently.

Detached outbuilding.

3500m² land.

Views over the stream and woods.

Peaceful location with no neighbors.

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

NOTES