

Nocé , Perche National Park, beautiful rural location for this stone farmhouse set in 1200 grounds...



## INFORMATION

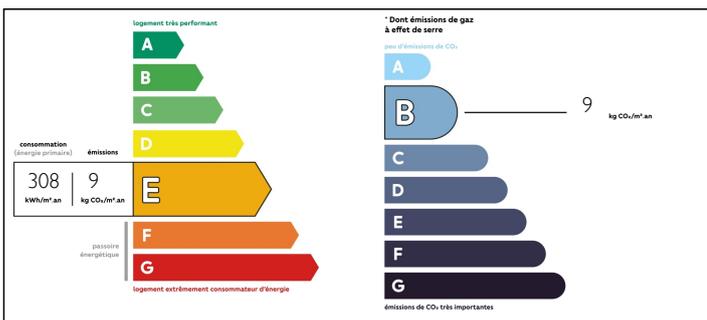
Town:	Perche en Nocé
Department:	Orne
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	1200 m2



## IN BRIEF

Rural retreat. Located in a hamlet in peaceful countryside in the Perche National Park, recently renovated authentic farmhouse with 4 bedrooms , 3 bathrooms. Original features and plenty of charm.

## 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

Superb location in peaceful hamlet in the rolling countryside, typical Percheron farmhouse with spacious main living room with wood burning stove, a large kitchen /diner, ground floor bedroom, bathroom, wc and a small utility space. Upstairs from main staircase is a landing leading to two bedrooms and a shower room and wc. A second staircase leads to the master suits of bedroom, shower and wc. Adjoining is a 60m<sup>2</sup> double height space. All set in a plot of 1200m<sup>2</sup> with mature trees and a well, very peaceful and a beautiful setting for this authentic property. Lovely 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>

## NOTES