

Perche. Presbytery in the heart of the village, a delightful property, outbuildings, grounds of 1,710m ...



INFORMATION

Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	4
Bath:	3
Floor:	280 m2
Plot Size:	1710 m2

IN BRIEF

Perche. The former presbytery in the heart of a Sarthe village, a delightful property that has been extended over the centuries. Beautiful volumes and period features.

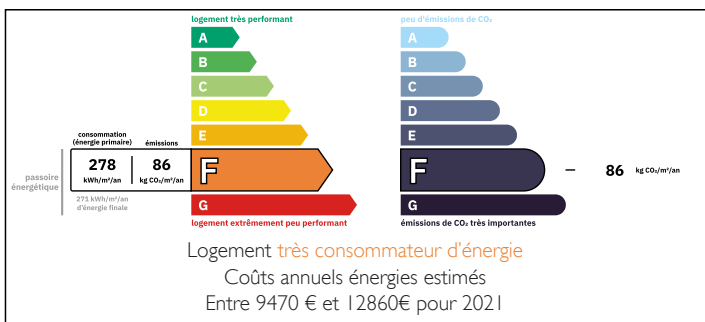
280m² of living space.

Communes 110 m².

1710m² of parkland



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 presbytery of 280 m² comprising::

- Ground floor: entrance hall (10 m²), fitted and equipped kitchen (26 m²), utility room (10 m²), dining room with fireplace (24 m²), sitting room with fireplace (22 m²), hallway (21 m²), shower room with wc (5 m²), other entrance hall (4 m²).
- First floor: landing and corridor (22 m²) leading to 4 bedrooms (22 m² with bathroom and toilet (5 m²), 22 m² with adjoining space (5 m²), 15m² and 14m²), 7 m² study, shower room with toilet (7 m²).
- Second floor: corridor leading to 2 old bedrooms to be renovated (27 m² and 14 m²), wc, shower room, recess (12 m²), attic suitable for conversion (51 m²).
- Cellar under the front part (65 m²). Oil-fired central heating.
- Adjoining: room of 10 m², former stable of 21 m², attic suitable for conversion.

NOTES

- Outbuilding: 107 m² outbuilding comprising, on the ground floor: a covered courtyard (20 m²), entrance hall with staircase (5 m²), room with fireplace (21 m²), 2nd room (20 m²). First floor: large 42 m² room with adjoining 3 m² room.

Set in enclosed grounds of 1710 m², on two levels with stone staircase.

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