

Offer accepted - Longny les village, house set in wooded grounds, ground floor bedrooms, updating required...

EXCLUSIVE



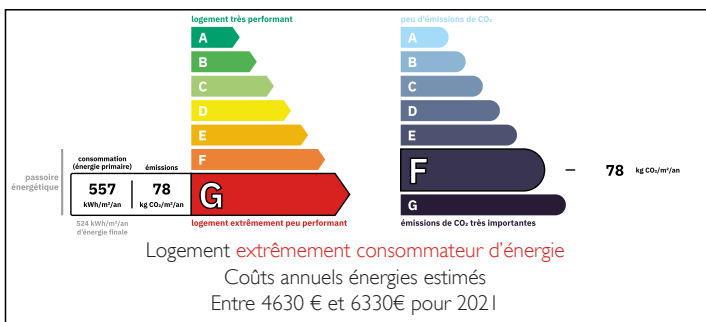
INFORMATION

Town:	Longny les Villages
Department:	Orne
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	20452 m2

IN BRIEF

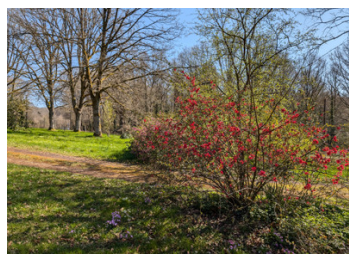
Family home set in the countryside of the Perche National Park, just outside Longny au Perche. In a dominant position and not overlooked. Open plan accommodation, 112m² of living space mainly on one level. The whole lower ground floor is storage, garage, workshop, boiler room. Set in 2 hectares of wooded grounds. In need of updating, 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

Superb location in the countryside and 500 metres from the village.

The house comprises (112m²) - an entrance hall, fitted and equipped kitchen, living room (36m²) with fireplace. Two bedrooms (12m², 12m²), one with shower, bathroom with shower and toilet, separate toilet.

Upstairs, one bedroom (17m²) and attic.

Individual sanitation, dating from 2018.

Basement of 82m² with garage, boiler room, storeroom, workshop.

Oil fired central heating system, to verify if fonctionnal.

Lovely wooded grounds of 2 hectares.

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

NOTES