

Under offer Longny les villages, Perche, charming stone cottage with 2 bedrooms, close to the forest...



INFORMATION

Town:	Longny les Villages
Department:	Orne
Bed:	2
Bath:	1
Floor:	99 m2
Plot Size:	1220 m2

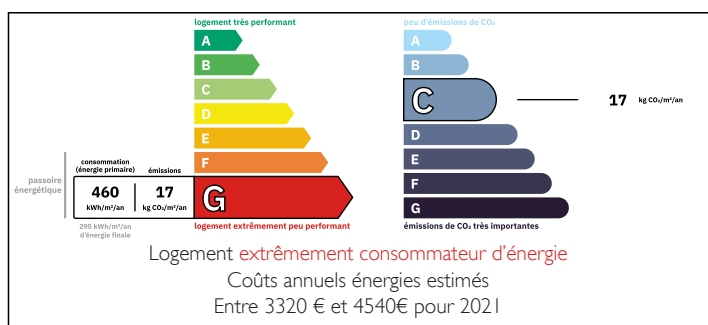
IN BRIEF

Parc Naturel du Perche, hamlet property not overlooked.

The location is just as charming as the house itself, close to the wonderful Reno Valdiue forest.



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 house is located in a small hamlet of three houses, and not overlooked.

99m² of living space comprising a living room with fireplace insert, dining room and kitchen. On the ground floor there is also a 9.5m² bedroom with mezzanine, shower room with WC. Upstairs, there is a large landing ideal for an office or guest/occasional bedroom, large bedroom with dressing room - or a large dormitory space.

Most of the windows are single glazed, heating is provided by electric radiators and wood/fireplace insert. Recently installed drainage system..

Adjoining bread oven. Garden shed.

Lovely garden with well.

1,220m² of land.

A charming property.

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

LOCAL TAXES

Taxe foncière: 320 EUR

NOTES