LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44513EI61 Price: 525 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR without fees)

Superb 17th-century property, dominant position, situated in a village. Outbuildings, stables all set on 1H3..















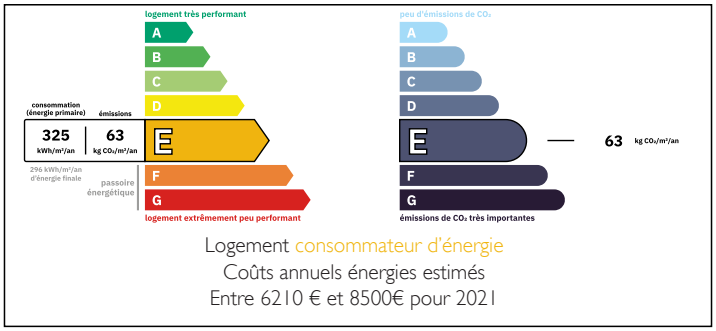
INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	12840 m2

IN BRIEF

Perche Regional Nature Park
A charming 17th-century house set in landscaped grounds with mature trees.
A superbly restored property with outbuildings, stables and paddocks.
4 bedrooms and 2 bathrooms.
12840m² of grounds.
Beautiful views
Close to the forest, easy access to footpaths and bridleways.
Possibility to purchase further land

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 6210 € et 8500€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Country house, 210m² of living space, comprising an entrance hall, a fitted and equipped kitchen (17m²), a living room (36.6m²) with a fireplace and wood-burning stove, a living room/library (31m²), a conservatory (20m²), a bedroom (15.5m²), a dressing room (5m²), a shower room with toilet, and a boiler room. Upstairs: mezzanine living room (24m²), 3 bedrooms (12.5m², 10m², 10m²), bathroom, toilet.
Oil-fired heating, mains drainage.
Small room with mezzanine
Workshop.
Two garages, wine cellar, loft.

Landscaped garden with trees, orchard, vegetable patch, well, shed.

Wooden equestrian building comprising three stables, a tack room and a barn.

12840m² plot with meadows for horses and post and rail fencing.

Possibility to purchase further land

Close to the forest, easy access to footpaths and bridleways.

Beautiful views over the rolling countryside.

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

NOTES

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