LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45068PCM61 Price: 150 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)

Character village house with courtyard, outbuilding and separate garden in Longny-les-Villages















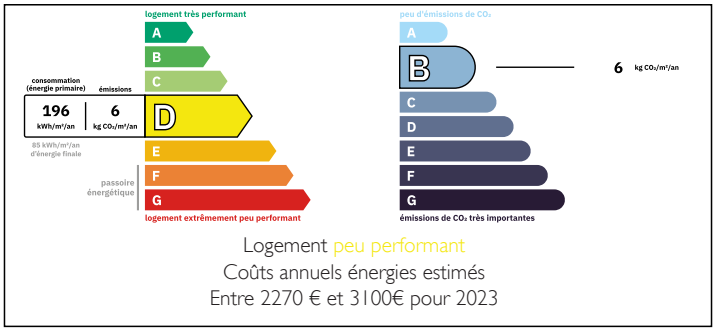
INFORMATION

Town:	Longny les Villages
Department:	Orne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	330 m2

IN BRIEF

Located in Longny-les-Villages, this spacious character village house offers approx. 151.8 m² of living space, a small private courtyard, a storage outbuilding/remise and a separate garden opposite the property. Arranged over several levels, it includes two ground-floor living areas, a kitchen space to complete, 3/4 bedrooms, an office, bathroom, shower room, cellar and renovated attic rooms offering flexible additional living or creative space.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 2270 € et 3100€ pour 2023

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.

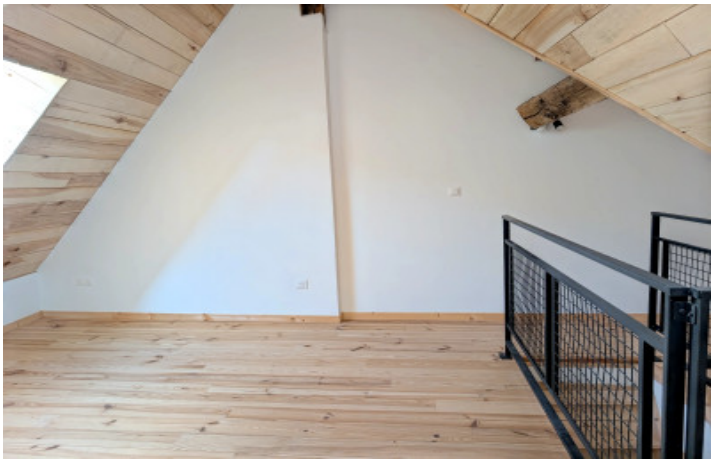
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LOCAL TAXES

Taxe foncière: **1244 EUR**

NOTES

DESCRIPTION

Located in Longny-les-Villages, in the heart of the Perche, this spacious character village house offers approx. 151.8 m² of living space, a small private courtyard, a storage outbuilding/remise and a separate garden opposite the property.

The ground floor includes a bright entrance/living area with large windows opening onto a quiet village lane, a second living/kitchen space with direct access to the courtyard, an office, a bedroom, a shower room and WC. The kitchen area has been started in a simple and tasteful way and would need to be completed, giving the future owner the opportunity to personalise the space.

The bedrooms are located on the first floor, together with a bathroom and WC. The top floor has been renovated and offers further flexible attic rooms, which could be used as guest space, a cosy sitting room, a creative workspace, a home office or additional accommodation depending on the buyer's needs.

The property retains attractive period features, including exposed stone, beams, half-timbering, wood floors and travertine-style flooring. These elements bring warmth and character, while the overall layout remains practical and versatile.

Outside, the property includes a small private courtyard, a storage outbuilding/remise and a separate garden situated opposite the house. The notarial documents confirm a main parcel of 186 m² and a separate garden parcel of 144 m², giving a total cadastral surface of 330 m².

Longny-les-Villages is a Petite Cité de Caractère in the Perche, appreciated for its traditional architecture, historic centre and surrounding countryside. This property offers a...

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