

Charming long farmhouse in the heart of the Perche countryside.



INFORMATION

Town:	Saint-Fulgent-des-Ormes
Department:	Orne
Bed:	6
Bath:	1
Floor:	150 m2
Plot Size:	1400 m2

IN BRIEF

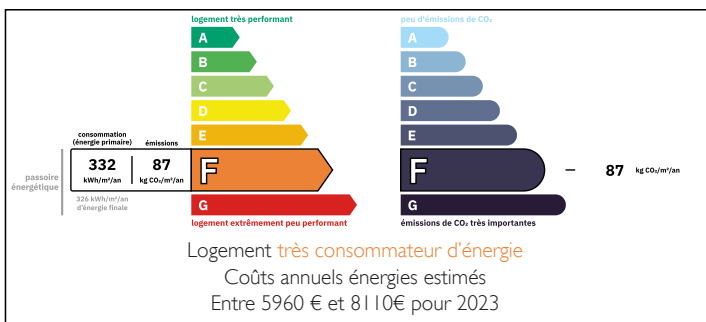
Nestled in the heart of the countryside, this former long farmhouse enjoys an ideal, peaceful location at the end of a small paved country lane that serves only two properties.

Held by the same family for decades, the house has retained its old-world charm, featuring beautiful terracotta floor tiles, a fireplace, a bread oven, and exposed beams.

The exterior rendering has recently been redone, preserving the authentic style of the Perche region. Some cosmetic updating and the renovation of the bathroom facilities would create an enchanting living environment.



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 comprises:

On the ground floor:

- A living area with an open fireplace
- An eat-in kitchen featuring a bread oven
- 2 bedrooms, each with a door opening onto the garden
- 1 games room (accessible from outside)
- 1 shower room and 2 toilets

Two staircases lead to the first floor, which houses 3 comfortable bedrooms and a large dormitory.

An open-sided barn (with space for 2 cars and storage), a small workshop, a cellar, a well, and a lovely, hedge-enclosed garden with trees (1,400 m²) complete the 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: 779 EUR

NOTES