LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47217SGI61 Price: 218 000 EUR

agency fees to be paid by the seller

Charming long farmhouse in the heart of the Perche countryside.







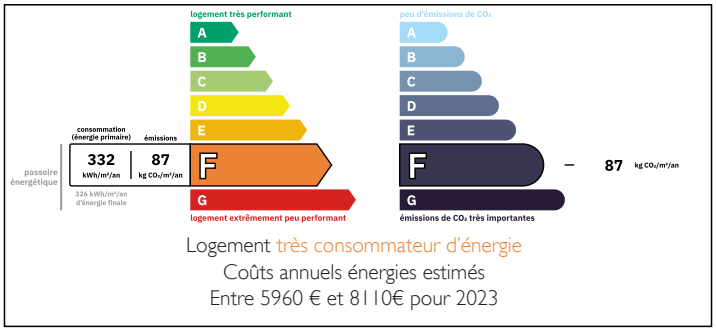








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INFORMATION

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.

The ground floor comprises a living area with a fireplace, an eat-in kitchen, two bedrooms, a playroom, a shower room, and two toilets.

Two staircases lead to the upper floor, which houses three bedrooms and a dormitory.

An open garage, a cellar, a workshop, a well, and a

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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: **779 EUR**

NOTES

DESCRIPTION

This charming longère in the Perche region comprises, on the ground floor:
- A living room with a fireplace (27 m²)
- An eat-in kitchen with a bread oven (15 m²)
- Two bedrooms with garden access (16 m² and 16 m²)
- A playroom (16 m²)
- A landing, a shower room, and 2 toilets (11 m²)

Two staircases lead to the upper floor, which features 3 comfortable bedrooms and a dormitory.

An open garage (70 m²), a cellar, a workshop, a well, and a 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

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