LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47254EI61 Price: 349 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (330 000 EUR without fees)

Moutiers-au-Perche, farmhouse with a heated pool on 9,261 m of grounds, peaceful location with views...















INFORMATION

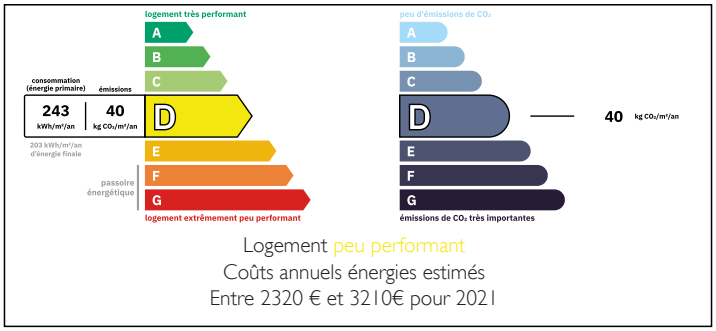
Town:	Moutiers-au-Perche
Department:	Orne
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	9261 m2

IN BRIEF

Perche Natural Park, less than 2 hours from Paris, 10 minutes from an SNCF train station with service to Paris, close to Moutiers-au-Perche.
At the end of a path, secluded, peaceful, with beautiful views, and close to the forest.

Haven of peace in the heart of nature.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2320 € et 3210€ 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 featuring a fully furnished and equipped kitchen-dining area, a living room with a wood-burning stove and floor-to-ceiling windows, an entryway, a shower room, and a separate toilet.
Upstairs, there are 3 bedrooms.
Attached garage with a mezzanine and a lean-to.
Heated pool, pool house, garden enclosed by natural hedges, vegetable garden, and the drainage system currently being renovated.
9,261 m² land in total
Peaceful location with beautiful views, close to the forest.

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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