

Préaux-du-Perche region, in a secluded rural setting, an old Perche-style farmhouse with 1044m garden...



INFORMATION

Town:	Perche en Nocé
Department:	Orne
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	1044 m2

IN BRIEF

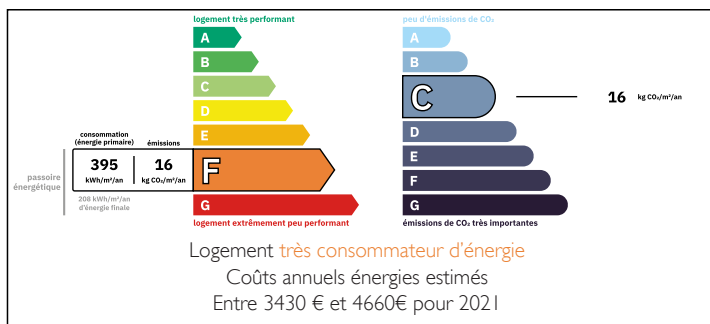
Set in peaceful countryside along a small country lane , not overlooked, no road noise.

Stone cottage with 100m² living space . Authentic features and charme, original fireplace.

Gardens with views 1044m²



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

A Percheron-style house of approximately 100 m², featuring on the ground floor a fully equipped kitchen, a living room with a fireplace (25 m²), a dining room (11 m²), two bedrooms (12 m² and 9 m²), a bathroom (4 m²), and a separate toilet. Upstairs, a landing with storage space leading to 2 bedrooms (17 m² and 11 m²). Adjacent to the house are two covered patios (17 m² and 5 m²) that could be used to expand the house. Set apart from the house is a two-car garage, a storage room with a converted attic, and a 10 m² garden shed.

1044m² garden with views over the countryside.

The drainage system is not "up to standards"

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

NOTES