

Perche en Nocé: Stunning village home in an elevated location, with outbuilding, set on 3,695 m of gardens...



INFORMATION

Town:	Perche en Nocé
Department:	Orne
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	3695 m2



IN BRIEF

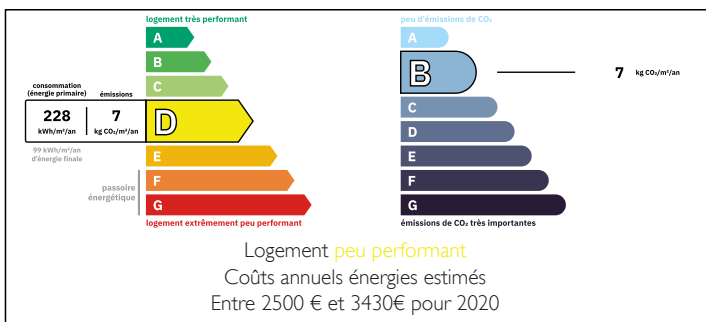
Charming village house with a landscaped garden featuring trees, a beautifully restored property, an outbuilding, and a garage.

3 bedrooms and 2 bathrooms (including one bedroom and bathroom on the ground floor).

3,695 m² of land with a well and a stream running along the edge.

Beautiful views.

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, with 155 m² of living space, features a beautiful living room with a cathedral ceiling and views of the garden; a fully fitted and equipped kitchen opening onto the terrace; a living room with a fireplace and wood-burning stove; a bedroom and a bathroom with a toilet; and a guest toilet. Upstairs, there is a mezzanine living area, two bedrooms, and a shower room with a toilet.

Air pump heating.

Sewage system connected to the municipal sewer.

Landscaped garden with trees and a stream running along the edge of the property, plus a well. 3,695 m².

Stone outbuilding, garage.

Beautiful views

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

LOCAL TAXES

Taxe foncière: 1030 EUR

NOTES