LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48597EI61 Price: 369 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (350 000 EUR without fees)

**Region Mortagne-au-Perche: Charming village house in the heart of the Perche, outbuildings and pretty garden..**















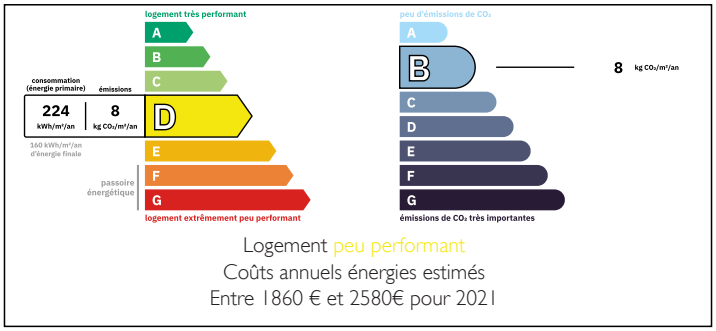
## INFORMATION

| | |
|---|---|
| Town: | Mortagne-au-Perche |
| Department: | Orne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 120 m2 |
| Plot Size: | 545 m2 |

## IN BRIEF

In the heart of the Perche region, located in a lovely, quiet village, a charming mansion de Maître with outbuildings and gardens.
A superbly restored property.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1860 € et 2580€ 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.

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## LOCAL TAXES

**Taxe foncière:** **1450 EUR**

## NOTES

## DESCRIPTION

The ground floor consists of an entrance hall, a study with a fireplace/ or possible 4th bedroom, a dining room, a living room with insert fire, a kitchen, wc.
Upstairs: a landing leading to 3 bedrooms, a bathroom with a shower and bath, wc.
Stairs to the second floor: attic space.

Comfort:
Double-glazed windows
Heat pump heating - recent installation
Connected to the mains drainage system

Vaulted cellar

Outbuildings including two garages with attic space above, a workshop, and a small
outbuilding.
Pretty courtyard gardens with a well, and a small front garden.
Vegetable garden not attached to the property.

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