LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48744EI61 Price: 318 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (300 000 EUR without fees)

**Sector Rémalard, Perche , contemporary home built in 2018, Energy rating A , 11,830 m with a small lake ...**















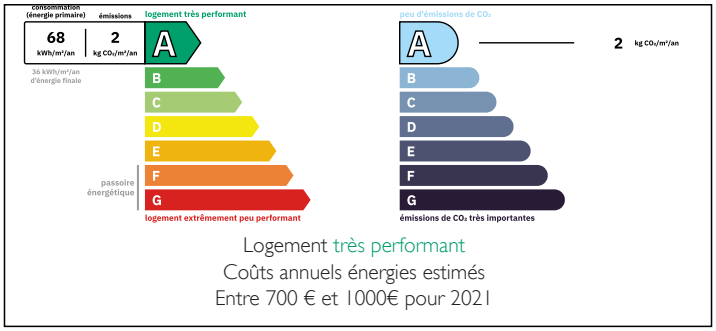
## INFORMATION

| | |
|---|---|
| Town: | Verrières |
| Department: | Orne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 104 m2 |
| Plot Size: | 11830 m2 |

## IN BRIEF

Perche Natural Park
On the outskirts of the village of Verrières, a contemporary single-story home:
4 bedrooms
Energy rating A
Mains drainage
Basement with garage space
Beautiful views
11,830 m² land in two parts, with a small lake…

## ENERGY - DPE




Logement très performant
Coûts annuels énergies estimés
Entre 700 € et 1000€ 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

Built on a full 104 m² basement, this 2018 family home features a beautiful living area with access to two patios facing east and west (with a view of the small lake), a fully fitted and equipped kitchen with a dining area, a living room, a hallway leading to four bedrooms, bathroom, and a toilet.

Underfloor central heating, heat pump.

Energy rating A

Mains drainage

Basement with parking area

5,980 m² land/gardens with the house and, across the lane from it, a wooded recreational area with a large pond stocked with fish on 5,850 m² of land.

Situated in a commanding, quiet location facing due west.

15 minutes from the railway station with link to Paris

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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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