

## Chapelle Montligeon, To renovate house, barn, garden, views - Perche National Park



## INFORMATION

|                    |                               |
|--------------------|-------------------------------|
| <b>Town:</b>       | <b>La Chapelle-Montligeon</b> |
| <b>Department:</b> | <b>Orne</b>                   |
| <b>Bed:</b>        | <b>0</b>                      |
| <b>Bath:</b>       | <b>0</b>                      |
| <b>Floor:</b>      | <b>60 m2</b>                  |
| <b>Plot Size:</b>  | <b>2600 m2</b>                |



## IN BRIEF

House for sale in the Perche National Park. Character 200 year old stone property to renovate with garden. The roofs have been replaced recently. Set in heart of a hamlet just outside the village with a few shops, in the National Park (Parc naturel du Perche) Superb walks from your doorstep. Paris just 2 hrs.

## ENERGY - DPE

DPE not required.

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

Stone house and barn to renovate with original features such as fireplace and exposed beams.

The property is a shell with recently replaced roofs, plans have been drawn up for the following layout; Kitchen in the charming space, old bread oven, with the original fireplace and cathedral ceiling. 17.5m<sup>2</sup>

Utility room 9m<sup>2</sup>

Future living space of 33.4m<sup>2</sup> with a staircase and second floor to install : two bedrooms and a shower room.

There is an adjoining barn and garage.

Water is on the site and electricity is in the hamlet - to be brought to the property.

Set in a plot of 2600m<sup>2</sup> with views towards the forest.

Charming hamlet just minutes from the village of Chapelle Montligeon with its Basilica, hotel and restaurant, bakery, pharmacy and general store.

Excellent location for exploring the Perche National Park.

## NOTES

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