

UNDER OFFER Maison Maugis, village house, 2/3 bedrooms, very pretty garden at the foot of the forest ...

EXCLUSIVE



INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	2
Bath:	1
Floor:	97 m2
Plot Size:	1050 m2

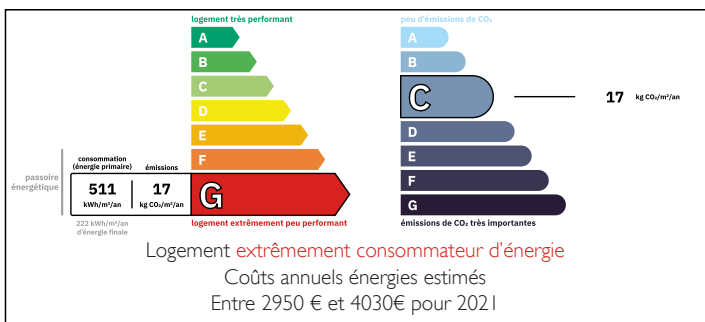
IN BRIEF

Parc Naturel du Perche, Maison Maugis one of the most beautiful villages in the Perche.

The location is just as charming as the house itself, at the foot of the wonderful Reno Valdiue forest.

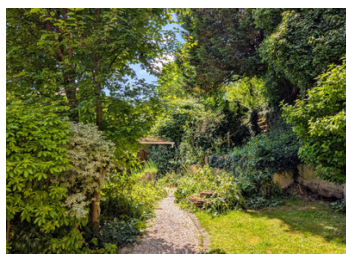


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The cottage is south facing, 97m² habitable space comprising a lovely large living room with a dining area and a salon space around the open fireplace, leading onto the kitchen which has a door to the gardens. Also on the ground floor is the bathroom with a freestanding bath, shower and wc, and a laundry cupboard housing the washing machine. Upstairs there is a large landing area ideal as an office, hobby room or occasional bedroom, two bedrooms one with an en-suite wc and wash hand basin.

Original tiled floors in the salon, beams throughout, full of charm and original features.

The windows are for the most part single glazed, the property is connected to mains drainage, and heating is electric heaters and wood in the fireplace.

Outbuilding: workshop and an open covered space with a BBQ.

Woodstore and a winecellar in the hillside.

The gardens are landscaped and looking stunning, with a lawn area and gravelled seating areas as well as a wooded area on the sloping garden up to the forest.

1050m² grounds.

An enchanting property and location.

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