

Nogent le Bernard, peaceful location at the end of the lane, stone cottage to restore, outbuilding and views..

EXCLUSIVE



## INFORMATION

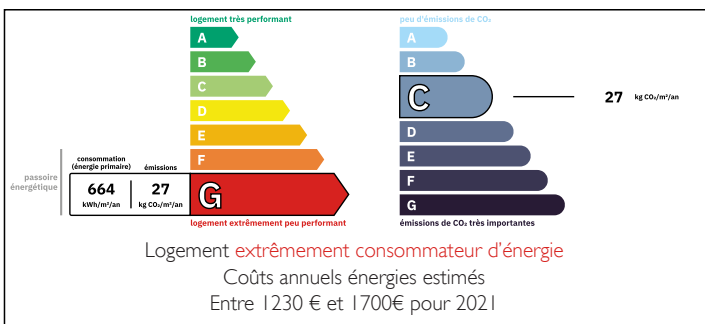
Town:	Nogent-le-Bernard
Department:	Sarthe
Bed:	1
Bath:	0
Floor:	68 m2
Plot Size:	2756 m2

## IN BRIEF

At the end of a long lane, in a peaceful location in the heart of nature.

Authentic old cottage to restore, with outbuilding and a very beautiful view.

## 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

Beautiful property to be restored in the heart of magnificent nature.

The house includes a living room (31m<sup>2</sup>) with fireplace (beams/floor tiles), bedroom (24.4m<sup>2</sup>), adjoining room (9.5m<sup>2</sup>), kitchen (3.6m<sup>2</sup>), adjoining: two workshops (4.3m<sup>2</sup>, 6.7m<sup>2</sup>). Upstairs, attic of 41m<sup>2</sup>.

Outbuilding: Bread oven to renovate, two rooms (20.4m<sup>2</sup> + 10.6m<sup>2</sup>)

A total potential ( without extending the buildings) for 120m<sup>2</sup> cottage and 30m<sup>2</sup> guest cottage (bread oven) .

Land of 2756m<sup>2</sup> with orchard and beautiful view.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES