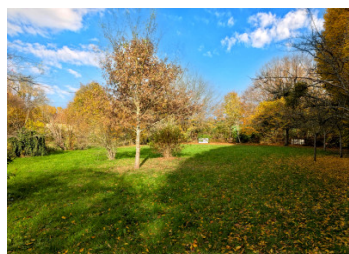


Boissy Maugis, Perche National Park , Charming stone cottage, stunning location direct access woods ...



## INFORMATION

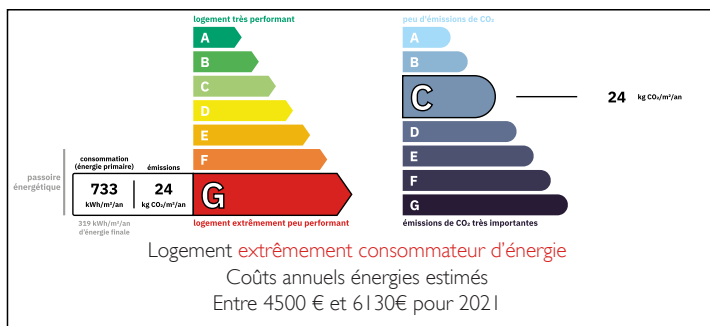
Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	1527 m2



## IN BRIEF

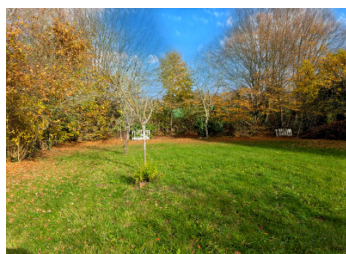
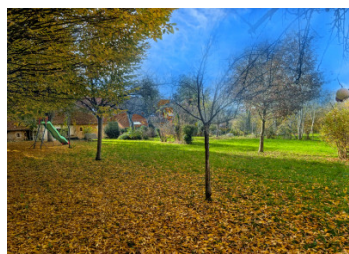
Perche National Park . Direct access to footpaths, woods and very close to the village, set in a peaceful and very pretty hamlet , old stone house with many original features and large garden, renovation required and possibility to increase habitable space into lofts and garage. Large garden.

## 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

Charming stone house in the centre of a beautiful hamlet.

Offers 82m<sup>2</sup> habitable space composed of a kitchen /diner with doors onto the gardens, a living room with fireplace and beams, shower room and toilet. On the first floor two bedrooms in a row. There are two attic spaces ripe for conversion, adjoining garage ( 13m<sup>2</sup>) and workshop ( 17m<sup>2</sup>) . Beautiful mature garden of 1527m<sup>2</sup> with a well , and direct access to the woods. Views over the countryside.

There is work to modernise, update the property and huge potential to increase the living space.

Electric heaters and fireplace, individual drainage system.

2 hours from 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>

## LOCAL TAXES

**Taxe foncière: 350 EUR**

**Taxe habitation: EUR**

## NOTES