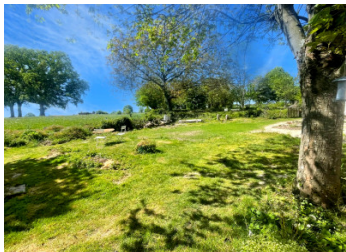


Nocé region, peaceful location, fully renovated Percheron farmhouse with stunning views, 4700m gardens....



INFORMATION

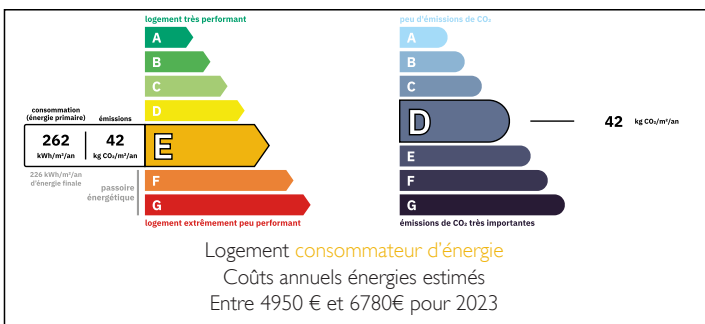
Town:	Perche en Nocé
Department:	Orne
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	4706 m2



IN BRIEF

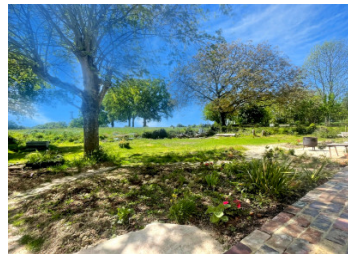
In a peaceful location at the end of the lane, enjoying a desirable setting surrounded by nature and beautiful views. Charming restored country house with four bedrooms, one of which is on the ground floor. Beautiful views of the surrounding pastures.

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

The house (187m²) offers on the ground floor a cosy living room (30m²) with a fireplace equipped with a wood-burning stove, a light kitchen/dining room (44m²) with access to the garden front and back, a second living room/lounge with cathedral ceilings (30m²), ground floor bedroom (20m²) with fireplace, en-suite shower room, WC, small laundry room.

Upstairs, a landing leads to two bedrooms (20 and 15m²), bathroom with WC. Second staircase; bedroom (10m²)

Gas heating on the ground floor and electric heating upstairs.

Double-glazed windows.

Two wells, orchard, beautiful mature gardens

Magnificent view of the surrounding countryside and the old sunken lane.

4700m² grounds

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