

Maison Maugis, 17th-century residence. Charming property with outbuildings on 2.4 hectares, beautiful views...



INFORMATION

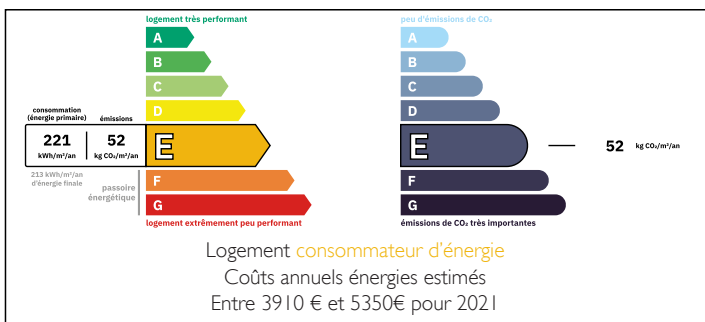
Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	6
Bath:	2
Floor:	280 m2
Plot Size:	24258 m2

IN BRIEF

2 hours from Paris, Cour Maugis sur Huisne, Perche Natural Park, close to the greenway and Reno Valdieu forest. 17th-century country house with outbuildings on 2.4 hectares. Renovated with great taste and authenticity, beautiful views...

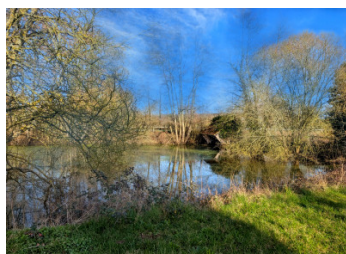


ENERGY - DPE



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 property offer 280m² of living space and comprises an entrance hall, cloakroom, kitchen/diner with pellet stove, pantry, dining room (38 m²) with terracotta tiles and exposed beams, living room with fireplace (32.5 m²), rear hall, toilet, boiler room/laundry room, wine cellar. Upstairs there is a large landing (24m²), 5 bedrooms (13m², 13m², 15m², 15m², 19m²), shower room, shower room with toilet.

Double glazing, oil-fired heating, independent sanitation.

2.4 hectares of land with four large stone outbuildings (stalls, old stables, tall building, barn).

Beautiful views of the countryside.

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

LOCAL TAXES

Taxe foncière: 1700 EUR

NOTES