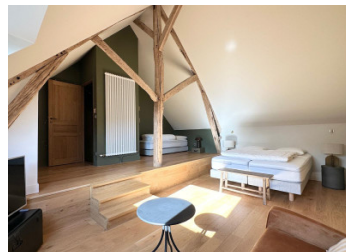
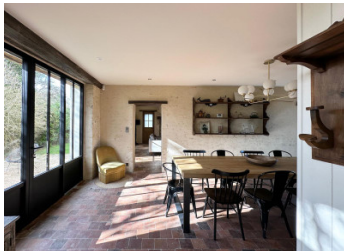


10m Bellême, hamlet, authentic Percheron farmhouse, fully renovated, unobstructed views over the countryside..



## INFORMATION

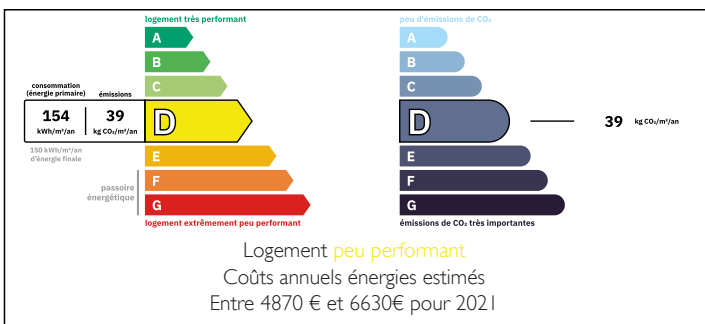
Town:	La Chapelle-Souëf
Department:	Orne
Bed:	5
Bath:	4
Floor:	260 m <sup>2</sup>
Plot Size:	767 m <sup>2</sup>



## IN BRIEF

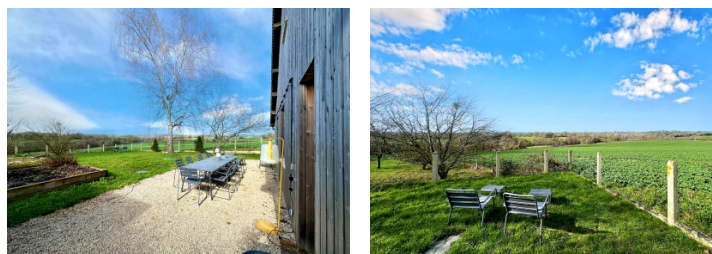
10 minutes from Bellême, in a commanding position, in a quiet hamlet, an authentic Percheron building, completely renovated with unobstructed views of the surrounding countryside...

## 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

At the beginning of the hamlet with panoramic views, this 260 m<sup>2</sup> house has been completely renovated retaining original features and comprises on the ground floor (terracotta tiles) a 5 m<sup>2</sup> entrance hall, a fitted and equipped kitchen (16 m<sup>2</sup>), laundry/boiler room (14 m<sup>2</sup>), living room with fireplace (25 m<sup>2</sup>), second living room (20.4 m<sup>2</sup>), dining room with doors to the patio (20 m<sup>2</sup>), bedroom with en-suite bathroom (15 m<sup>2</sup> & 7.2 m<sup>2</sup>), hallway (7 m<sup>2</sup>), WC, spa, hammam (19 m<sup>2</sup>) with shower. Upstairs, accessed via two staircases (oak flooring), 4 bedrooms (18 m<sup>2</sup>, 15 m<sup>2</sup>, 12.8 m<sup>2</sup>, 28 m<sup>2</sup>), 3 bathrooms (5.3 m<sup>2</sup>, 5.7 m<sup>2</sup>, 11.6 m<sup>2</sup>), 3 toilets. Gas central heating, aluminium double glazing, compliant sanitation, 20 m<sup>2</sup> shed, enclosed garden of 767 m<sup>2</sup>, terrace.

Superb far reaching views over the countryside.

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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