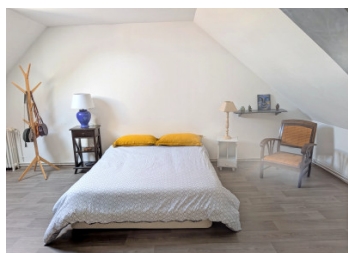


Under offer Perche en Nocé. Townhouse centre of the village, 5 bedrooms, garden, outbuilding, view...



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Perche en Nocé |
| Department: | Orne           |
| Bed:        | 5              |
| Bath:       | 1              |
| Floor:      | 120 m2         |
| Plot Size:  | 113 m2         |

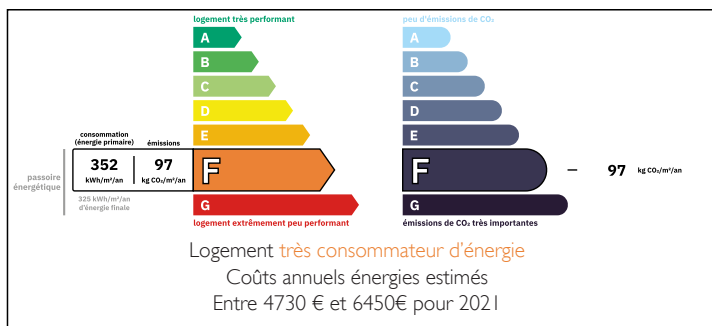


## IN BRIEF

In the heart of a small village with local amenities, a charming house offering 120m<sup>2</sup> of living space, plenty of natural light and 5 bedrooms.

A lovely enclosed garden with no overlooking neighbours.

## 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 features a large open-plan living area with kitchen (31.5 m<sup>2</sup>) on the ground floor, a rear hallway with a staircase, and a wc.

First floor: landing, 2 bedrooms (18.7m<sup>2</sup>, 12m<sup>2</sup>), shower room, and wc.

Second floor: landing, 3 bedrooms (15m<sup>2</sup>, 9m<sup>2</sup>, 9m<sup>2</sup>), and wc.

Basement, boiler room.

Connected to mains drainage system

Double-glazed windows

Oil-fired heating

Adjacent: outbuilding.

113 m<sup>2</sup> garden with a lovely flower-filled and landscaped garden.

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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: 917 EUR

## NOTES