

Superb 17th-century property, dominant position, situated in a village. Outbuildings, stables all set on 2 H..



## INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	4
Bath:	2
Floor:	210 m <sup>2</sup>
Plot Size:	1900 m <sup>2</sup>



## IN BRIEF

Perche Regional Nature Park

A charming 17th-century house set in landscaped grounds with mature trees.

A superbly restored property with outbuildings, stables and paddocks.

4 bedrooms and 2 bathrooms.

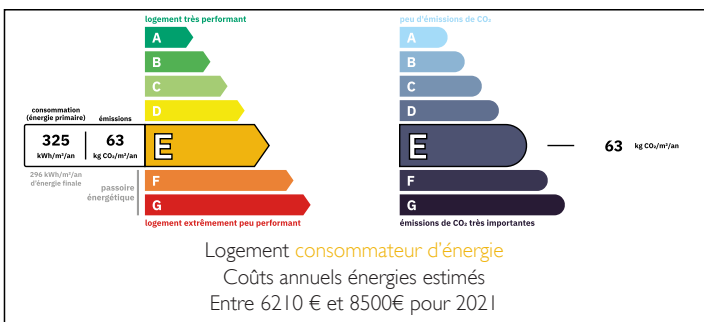
2 hectares of grounds.

Beautiful views

Close to the forest, easy access to footpaths and bridleways.



## 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

Country house, 210m<sup>2</sup> of living space, comprising an entrance hall, a fitted and equipped kitchen (17m<sup>2</sup>), a living room (36.6m<sup>2</sup>) with a fireplace and wood-burning stove, a living room/library (31m<sup>2</sup>), a conservatory (20m<sup>2</sup>), a bedroom (15.5m<sup>2</sup>), a dressing room (5m<sup>2</sup>), a shower room with toilet, and a boiler room. Upstairs: mezzanine living room (24m<sup>2</sup>), 3 bedrooms (12.5m<sup>2</sup>, 10m<sup>2</sup>, 10m<sup>2</sup>), bathroom, toilet.

Oil-fired heating, mains drainage.

Small room with mezzanine

Workshop.

Two garages, wine cellar, loft.

Landscaped garden with trees, orchard, vegetable patch, well, shed.

Wooden equestrian building comprising three stables, a tack room and a barn.

2-hectare plot with meadows for horses and post and rail fencing.

Close to the forest, easy access to footpaths and bridleways.

Beautiful views over the rolling 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