

In the heart of the Perche, a majestic building stands at the entrance to a pretty village.



INFORMATION

Town:	Verrières
Department:	Orne
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	2310 m2

IN BRIEF

What an impressive building this former mill is, offering 180m² of living space and considerable potential for expansion!

On the ground floor, a spacious living room with a wood-burning stove opens onto a large, bright kitchen, which also has its own pellet stove.

A small staircase leads to a first shower room, and then to the first floor, where three beautiful bedrooms and a second bathroom are located, all of which have been perfectly restored.

On the garden level, there is a third bathroom and a very large bedroom overlooking the grounds.

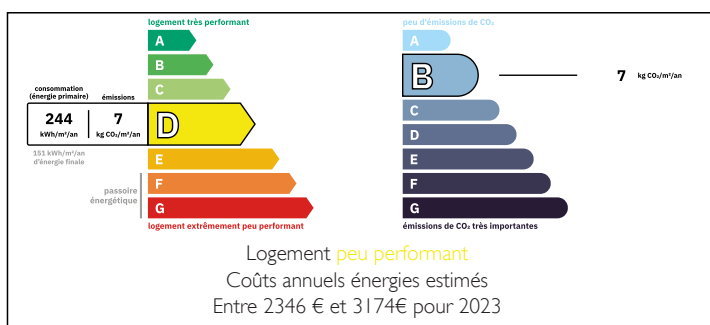
In the left wing of the house, two immense rooms await reinvention, offering the potential for an additional 140m² of living space, along with large attics that could be converted into three more bedrooms.

Two large cellars and a workshop complete this property.

Finally, a perfectly maintained 2310m² garden,

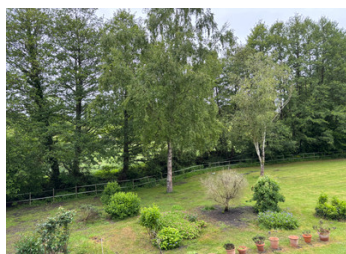


ENERGY - DPE



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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

Rez de chaussée :

I salon : 40m²

I cuisine : 22m²

Demi étage :

I salle de bain : 13m²

Premier étage :

Chambre 1 : 19m²

Chambre 2 : 16m²

Chambre 3 : 15m²

Salle d'eau : 4m²

Palier : 7 M²

Rez de jardin :

I chambre : 18m²

I salle d'eau : 8m²

I local : 52m²

Caves : 62m²

Parties à restaurer :

Pièce 1 : 80m²

Pièce 2 : 40m²

Grenier : 145m²

Jardin : 2310m²

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

LOCAL TAXES

Taxe foncière: 1406 EUR

NOTES