

Boissy Maugis, in the heart of the Perche region, detached house, edge of village, river boundary, views...

EXCLUSIVE



INFORMATION

Town:	Cour-Maugis sur Huisne
Department:	Orne
Bed:	3
Bath:	2
Floor:	150 m ²
Plot Size:	3364 m ²

IN BRIEF

Dominant position with magnificent views, the detached house is set in grounds of 3,364 m² bordering the river.

In the heart of the Perche region, a peaceful location but on the edge of a popular village. The house offers 150 m² of living space.

With a ground floor bedroom and shower room. 3/4 bedrooms.

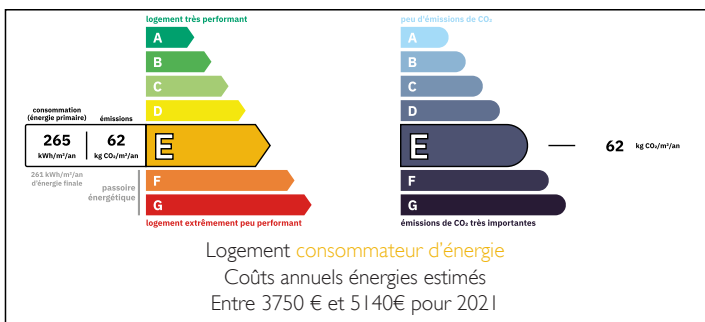
Riverside property with views.

Oil-fired heating.

In good condition throughout.

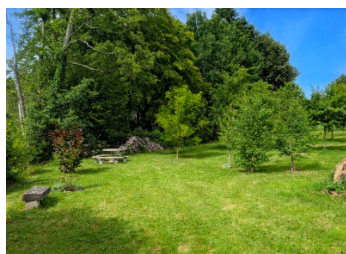


ENERGY - DPE



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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

Ground floor: entrance hall, living room with cathedral ceiling and fireplace with wood burning stove, kitchen, dining room, inner lobby with staircase to the first floor, 2 further reception rooms or could be a ground floor bedroom with a dressing room/study, bathroom, wc. Boiler room.

Upstairs: landing 2 bedrooms, a dressing room/study (or small bedroom) bathroom, wc.

Oil-fired central heating.

Conforming drainage system.

Workshop/storage.

Patio, lawns, shrubs, fruit trees and mature trees.

Magnificent views.

The riverside property covers 3,364m² with views.

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

NOTES