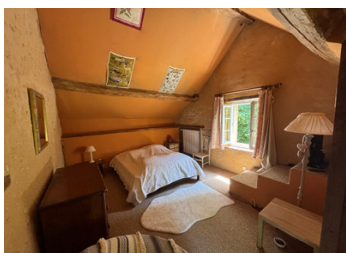


Charming Percheron farmhouse



INFORMATION

Town:	Dame-Marie
Department:	Orne
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	3680 m2

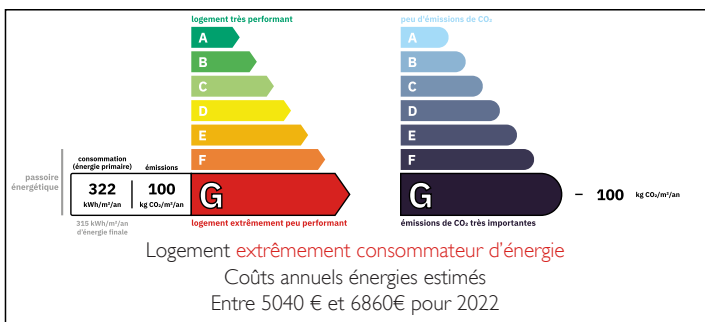
IN BRIEF

This former farmhouse is ideally located in a peaceful setting, with no neighbors or overlooking properties, less than 10 minutes from Bellême and 15 minutes from Nogent-le-Rotrou train station.

The 140 sq m (1,507 sq ft) property sits on nearly 4,000 sq m (1.5 acre) of wooded grounds.

A barn, opposite the main house, offers fantastic potential for expansion on two levels. A rare and charming property not to be missed!

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 main house comprises:

On the ground floor, a double living room with two beautiful fireplaces and original terracotta tiles (51 sq m), a kitchen and pantry, a large bedroom, a bathroom, a separate toilet, and a landing with built-in wardrobes.

On the first floor: A first landing, with large built-in wardrobes, leads to two bedrooms, and a second landing leads to a third bedroom.

Barns and stables offer significant potential for expansion.

The property is set within a wooded park, which includes a well and a small basin.

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

LOCAL TAXES

Taxe foncière: 908 EUR

NOTES