LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



REMALARD, ISOLATED IN THE COUNTRYSIDE, BEAUTIFULLY RENOVATED FARMHOUSE SET IN 4H7 OF LAND , SWIMMING POOL...

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PROPERTY FACT FILE

REFERENCE	A33417EI61
PRICE	€ 1,200,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	425 m²
LAND	47000 m²
TOWN	Rémalard en Perche
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Campagne
CONDITION	
FEATURES	Swimming Pool, Private drainage, Garage

*Price based on current exchange rate which is subject to change





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- Beautifully restoration
- Perche National Park
- Swimming pool
- Tennis court
- Views

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Remalard area, secluded country setting, tastefully renovated Percheron property:
280 m² main house
85m² guest house
Appartement of 60m².

DESCRIPTION

The main house comprises:
Entrance hall 16m² with staircase
Magnificent living room (71m²) with fireplace,
Dining kitchen 31.7m² with fireplace
Utility area adjacent to the kitchen 7m²
Second entrance hall/cloakroom 10.56m²
Bedroom 35.6m² with shower room and wc and mezzanine study 6.7m²,
Guest wc 6m²
Boiler room 4m² with gas boiler.
First floor: landing 10m²
Bedroom suite with bathroom (bath , shower , wc,) 40m²
Sauna 3.5m²
Bedroom with bathroom and wc 30m²
Tomette tiled floors, exposed stonework, beams, underfloor heating (gas) on ground floor.



Adjoining the main house on the ground floor is an open summer dining room with BBQ.
First floor: large bedroom/living space with shower room and wc, 60m²
Attached garage and workshop.

Guest cottage comprising:
Living area with kitchen, shower room, bathroom with wc. 50m²
Upstairs large bedroom 32m²
The living space opens onto the decking over the large pond.



Grounds
Tennis court
Swimming pool
Beautifully landscaped gounds of 4H7 with orchard, young woodland and a stream.
Views over the countryside.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A33417EI61

COMPLETE FILE AND PHOTO ON REQUEST

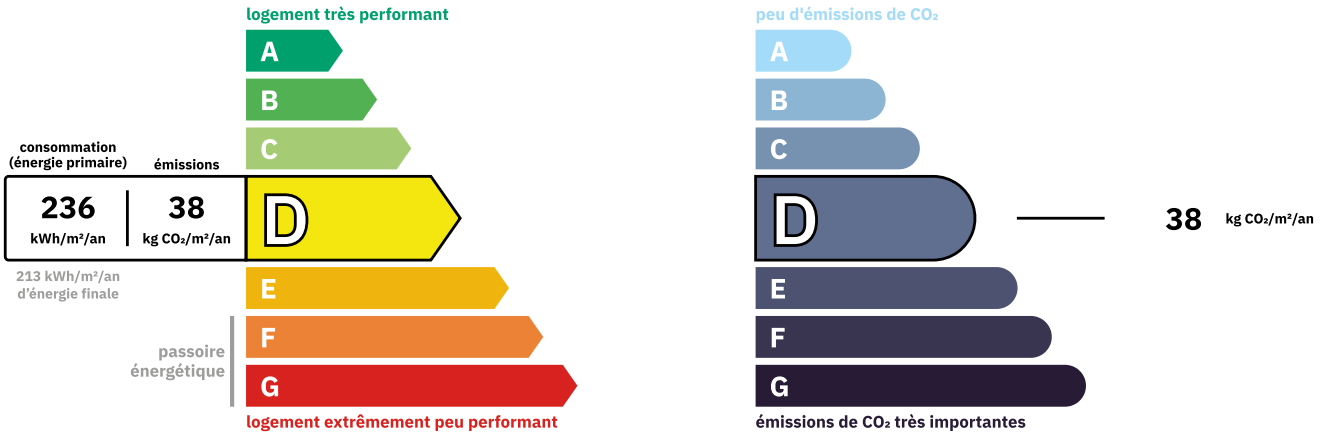
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5940 € and 8110€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A33417EI61

FILE COMPLETE AND PHOTOS ON REQUEST

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