



BELLEME SECTOR, PERCHE NATIONAL PARK,  
LUXURY COUNTRY HOUSE, VIEWS OVER  
ROLLING MEADOWS AND MANOR HOUSES ...

BELLEME SECTOR, PERCHE  
NATIONAL PARK, LUXURY  
COUNTRY HOUSE, VIEWS  
OVER ROLLING  
MEADOWS AND MANOR  
HOU...



| PROPERTY FACT FILE                                                              |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A24818E161                                                                  |
| PRICE                                                                           | € 1,100,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 3                                                                           |
| BATHROOM                                                                        | 2                                                                           |
| ACCOMMODATION                                                                   | 310 m <sup>2</sup>                                                          |
| LAND                                                                            | 2243 m <sup>2</sup>                                                         |
| TOWN                                                                            | Saint-Cyr-la-Rosière                                                        |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | Village property                                                            |
| TYPE                                                                            | Maison de Campagne                                                          |
| CONDITION                                                                       |                                                                             |
| FEATURES                                                                        | Mains Drains, Garage, Private parking                                       |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |



- Restored with first class materials
- Light spaces
- Magnificent view
- Dominant position
- Comfort and quality

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In the heart of the Perche region, 10m from Belleme, surrounded by beautiful rolling countryside and set in 2243m<sup>2</sup> of parkland, this magnificent property has been restored using first class materials.

## DESCRIPTION

Property offering 310 m<sup>2</sup> living space, light with high ceilings. On the ground floor, the reception rooms are light and spacious and all overlooking the gardens, comprising :

Ground floor:

Entrance hall - 29m<sup>2</sup> with staircase and study area

Beautiful salon - 62 m<sup>2</sup> with fireplace,

Dining room - 27m<sup>2</sup>

Fitted oak kitchen - 27.5m<sup>2</sup> opening onto the patio

Utility room - 14m<sup>2</sup>

Guest wc - 4.5m<sup>2</sup>

Garden level:

Games room

Wine cellar.

First floor:

Landing/study room - 17m<sup>2</sup>

Bedroom - 20m<sup>2</sup>

Bedroom - 19m<sup>2</sup>

Shower room - 5m<sup>2</sup>

wc

Bedroom - 15m<sup>2</sup>

Shower room - 6m<sup>2</sup>

A 50 m<sup>2</sup> room ( master suite or large childrens room) to be finished.

Outbuildings: garage and workshop with mezzanine.

Beautiful grounds of 2243m<sup>2</sup> including landscaped parklands with beautiful trees, well, views over meadows, manor houses and villages...

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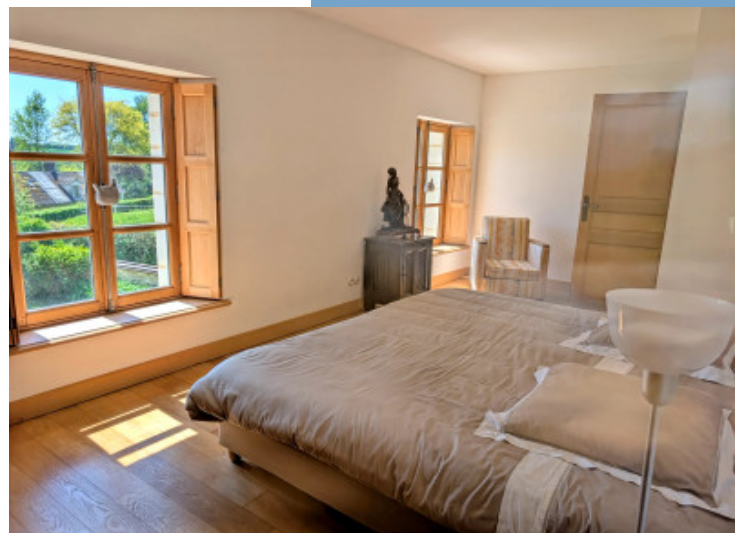
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24818E161>

COMPLETE FILE AND PHOTO ON REQUEST

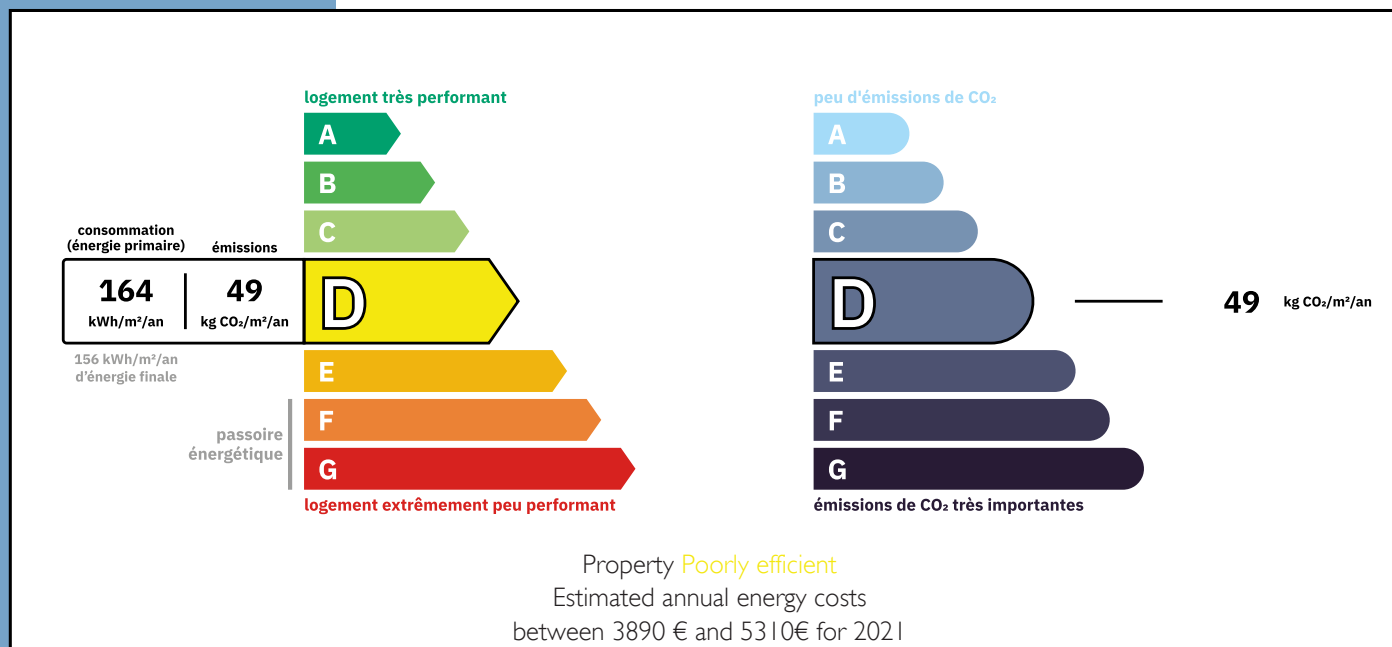


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## ENERGIE-DPE



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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