

UNDER OFFER - Rural property with 3/4 bedrooms and outbuildings set in peaceful countryside

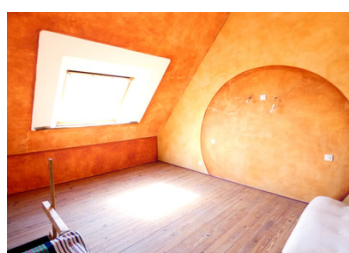
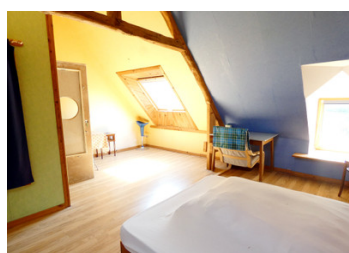


INFORMATION

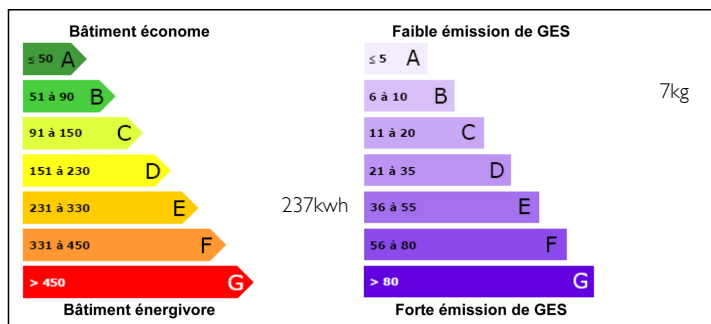
Town:	Le Luot
Department:	Manche
Bed:	4
Bath:	1
Floor:	150 m2
Plot Size:	4908 m2

IN BRIEF

Set in the countryside between the stylish leisure port of Granville and the popular market town of Avranches, stone property with outbuildings on just over an acre. The house offers a large living room with corner kitchen and stone fireplace and a smaller salon on the ground floor. On the first floor are 2 bedrooms, WC and shower room with 2 large bedrooms on the second floor.



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

Stone property comprising, on the GROUND FLOOR :

Dining kitchen 30.8m² with fireplace

Salon 16.7m²

FIRST FLOOR :

Bureau / bedroom 10.5m²

Bedroom 16.6m²

WC

Bathroom with washbasin and shower

SECOND FLOOR :

2 Bedrooms 20.4m² & 16m²

EXTERIOR :

Adjoining garage 52m² with mezzanine

Small stone barn to renovate

Stable & lean-to

Situation : rural with 1 neighbour

Work to preview

Amenities : La Haye Pesnel 5km; Sartilly 11km;

Avranches 12km; Granville 23km

Beaches : Jullouville 18km

NOTES

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