

OFFER ACCEPTED Pretty country house with gite potential full of charm set in 32000m2 of land & outbuildings!



INFORMATION

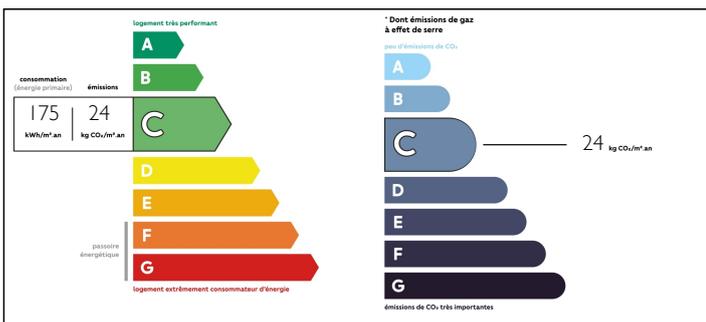
Town:	Isigny-le-Buat
Department:	Manche
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	32092 m2



IN BRIEF

Nestled in a peaceful position is this charming country property bordered by a stream. There is so much to offer with its well drained fenced land, outbuildings, animal shelters, vegetable gardens fruit trees, storage sheds and a well!. A wonderful spot for a horse enthusiast, with the land ideal for horses or those seeking self sufficiency or both! Plus an ancient cottage which has been partially renovated into a one bedroom gite - further planning permission is required. A great package surrounded by pretty countryside, benefitting from Gas fired central heating and is connected to mains drainage. Just a few minutes from a small town with all amenities. Must be viewed, many more images available upon request.

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

Currently arranged as follows:-

On the ground floor
Entrance hall
Cloakroom WC
Shower room
Bedroom
Kitchen with fireplace & woodstove
Dining room with fireplace
Living room

On the first floor:-
Large landing - Ideal office area
Three good sized bedrooms
Family bathroom with bath, shower washbasin & WC.

Exterior: -
Partially renovated cottage - with proposed living area and kitchen on the ground floor, with a bedroom and bathroom on the second. First fixes are in place, but further planning permission is required to complete the conversion.
Large outbuilding with planning in place to create another entrance, numerous outbuildings, fenced paddocks, gardens, animal shelters and a well.

Internet and telephone connections are in place.

LOCAL TAXES

Taxe foncière: 794 EUR

NOTES

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