

Pretty detached stone village house close to the market town of St Hilaire du Harcouet.

EXCLUSIVE



## INFORMATION

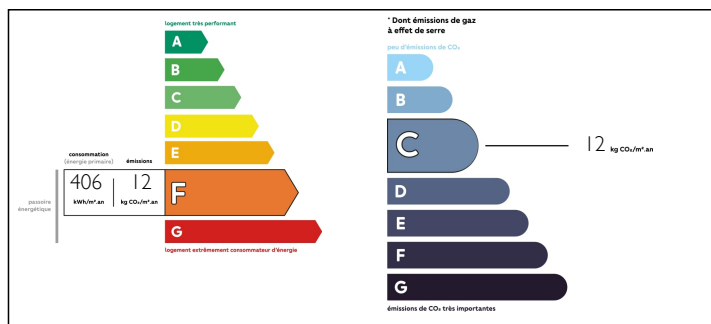
Town:	Savigny-le-Vieux
Department:	Manche
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	189 m2

## IN BRIEF

Cute detached stone two bed cottage in village centre and useful separate outbuilding. This property is well maintained with a pretty easy to maintain garden. Ferries and airports within two hours. Nearest amenities are in the market town of St Hilaire du Harcouet around 9km. away Saint Malo and Rennes airport around 92km. Mont St Michel 43km. A must view property in a peaceful rural village location.



## 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

### Ground Floor.

You enter into a small porch great for storing shoes and coats. You then go into a large and bright open plan 30m<sup>2</sup> living/kitchen/dining room. The kitchen area is generous with fitted units. Off here is a shower room and WC of 2.9m<sup>2</sup>.

### First Floor.

Stairs take us to two good sized double bedrooms of 16 and 14m<sup>2</sup> overlooking the garden. Flooring is solid wood.

### Second Floor.

Here is a large attic space of 27m<sup>2</sup> under eaves, currently used for storage. The attic is boarded, with potential for conversion into additional accommodation, subject to requisite permissions.

### Basement.

There is a small cellar, covering half of the living area, again providing useful storage as well as housing the hot water tank.

### Outside.

The garden is laid mostly to lawn with a couple of seating areas to enjoy warm summer days and evenings. At the bottom of the garden is a small two storey outbuilding, also offering excellent storage with workshop potential. There is also access to a shared well.

Plenty of free off road parking close to the house. An ideal permanent or holiday home.

A little gem. Viewing essential.

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

## LOCAL TAXES

Taxe foncière: 200 EUR

## NOTES