

Detached 2-bedroom village house with a large private garden for renovation



INFORMATION

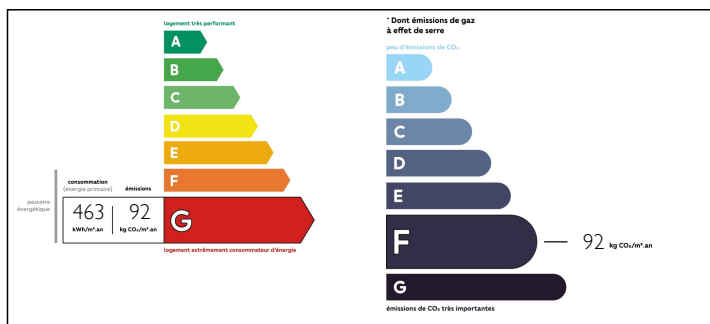
Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	1483 m2



IN BRIEF

Detached stone house for renovation. Nice setting, not overlooked and walking distance to the village shops, bars and restaurant. The property requires updating: better insulation, a new bathroom, new windows etc. but can be lived in whilst carrying out the work. The property comprises : on the ground floor: garage, workshop and boiler room. On the first floor: outside steps at the side of the house lead up to the entrance hall with the kitchen and living room on the right, the WC and shower room on the left and a bedroom with French doors leading out on to a small balcony. Stairs lead up to an attic bedroom and another small room. The property benefits from oil-fired central heating throughout and there is also a woodburner in the living room. The property is connected to mains drainage. There is a large enclosed garden at the rear of the property.

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

There are good transport links from the UK to the South Manche area:

The ferry port of Caen Ouistreham is 145km away (approx. 1h30 drive), the port of St Malo is 60km away (approx. 1 hour), Cherbourg 178km (2 ¼ hour drive).

Rennes airport is 67km away (approx. 1 hour drive)
Nantes airport 192km (2 ¼ hour drive)

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

LOCAL TAXES

Taxe foncière: 415 EUR

NOTES