

Semi-detached 4-bedroom country house close to the popular market town of St Hilaire du Harcouet

EXCLUSIVE



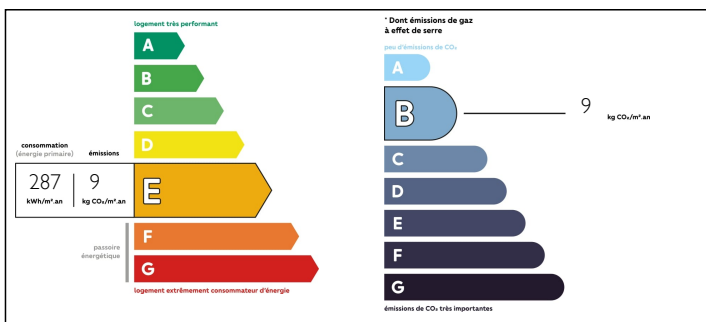
## INFORMATION

Town:	Saint-Brice-de-Landelles
Department:	Manche
Bed:	4
Bath:	1
Floor:	95 m2
Plot Size:	1330 m2

## IN BRIEF

Pretty stone house with garage and large garden. Ground floor accommodation comprises: living room with stone fireplace and exposed stone wall, dining kitchen with fitted units and French doors out to the terrace in front, bathroom, wc. First floor: open-tread stairs from the living room lead to 3 double bedrooms and 1 single bedroom, wc with basin. Garage. The garden is to the side of the property and surrounded by fields. 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)

## 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

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

## NOTES