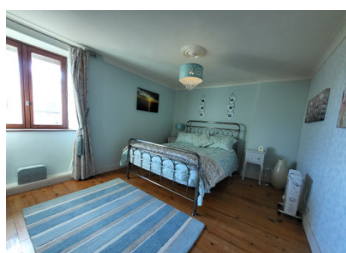
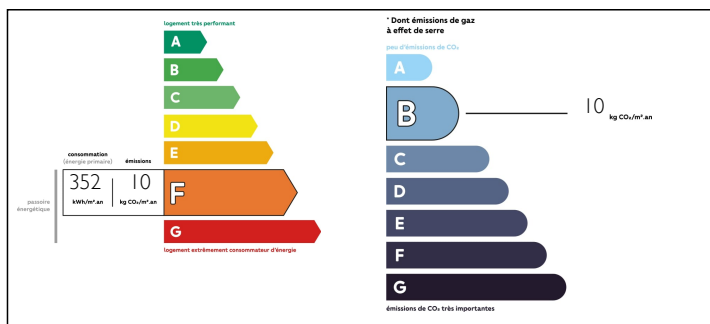


Beautiful stone family home close to Le Teilleul

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Saint-Cyr-du-Bailleul
Department:	Manche
Bed:	4
Bath:	2
Floor:	0 m2
Plot Size:	982 m2

## IN BRIEF

This is a great opportunity to buy this spacious four bedroom semi-detached family home. The house has been extensively renovated by the current owner over the last ten years and benefits from new electrics and plumbing as well as a new roof. It was two small cottages in one connected to the neighbour via the attached barn/garage. Mont St Michel is around 60km. Saint Malo and Caen are around 105km. Early viewing is recommended.

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 large 30m2+, light dual aspect kitchen with feature fireplace. There is plenty of space for a large table and chairs. To the left of the kitchen you go through double doors into a roomy dual aspect living room of around 45m2 again with feature fireplace. The house has two staircases showing its previous history as two properties. The house benefits from some double glazing. The space is superb.

### First Floor.

Here you find on one side of the house three double bedrooms and a modern shower room. On the other side above the kitchen there is a large master bedroom with ensuite bathroom with roll top bath and large shower.

### Second Floor.

Here you find a good sized attic room, accessed via the master bedroom, with wooden parquet flooring, ideal to extend the accommodation should you wish to. The head height is good with a window to the side.

### Outside.

Attached to the house is a large barn/garage that connects the property to the neighbour. This has the potential for conversion subject to permission or it offers excellent storage or workshop space. Just in front of the house, is another wooden outbuilding, again offering good storage/workshop space. To the rear of the house is a garden laid mostly to lawn with some mature trees that is fenced, with a pretty rear seating area for warm summer evenings.. There is private parking to the front of the...

## NOTES