

**\*\* Under offer \*\*** Traditional stone-built house in peaceful rural setting, 2 bedrooms

**EXCLUSIVE**



## INFORMATION

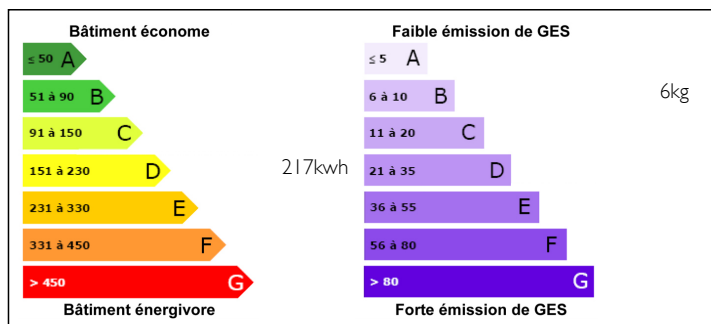
Town:	Beaucoudray
Department:	Manche
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	2572 m2

## IN BRIEF

**\*\* Now under offer \*\*** Set in a quiet part of the Norman countryside, this semi-detached two bedroomed stone house is in good condition, with a little modernisation required. Currently heated by a wood-burning stove, there's double glazing on almost all windows. The large outbuildings provide covered space for vehicles, projects and storage. With a further stone-built bakehouse in adjoining field for development.



## 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

Entrance to courtyard with parking space

Ground floor -

Sitting room with wood-burning stove, tiled floor, staircase to 1st floor

Dining room with view

Shower room with shower, basin and WC

Utility room

Adjoining space for development (on two floors)

Garage and workshop

First floor -

Two bedrooms

Box-room for storage

Attic space above

Outside ;

Large, open outbuilding plus secure closed outbuilding alongside

Small field with stone bake-house for development

Wood fired heating, double glazed PVC windows

The nearby town of Tessy-sur-Vire (8 minutes) has most shops with ; supermarket, bar, post-office, bank etc. The county town of St. Lô is 20 minutes by car, and has large shops, restaurants, museum and market. The railway station has a regular service to Paris (takes 2hrs), the ferry ports of Cherbourg and Caen are under an hour, the airport at Carpiquet is 45 minutes.

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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