

Beautifully renovated 3-bed stone property with self-contained 2-bed annexe and large mature garden + orchard

EXCLUSIVE



INFORMATION

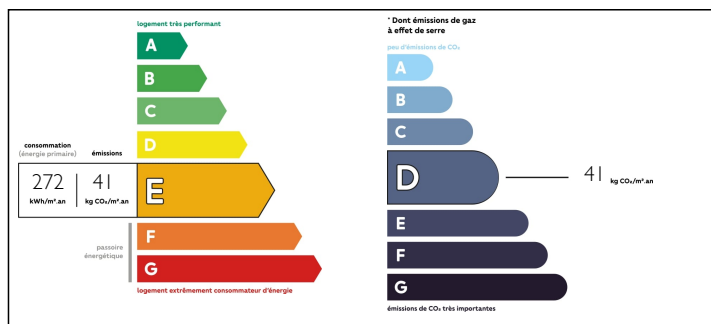
Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	10740 m2

IN BRIEF

This nicely-restored stone property of generous proportions will appeal to many buyers - those looking for an opportunity to supplement their income whilst living in Normandy, large families requiring additional living space as well as parents and children looking to purchase a property together and each have their individual space. The main house has a beautiful fitted kitchen with a dining area, a spacious living room with a fireplace, 2 double bedrooms and a bathroom on the ground floor. A lovely wooden staircase leads up to a landing with stairs down to another reception room on the left and the master bedroom with ensuite bathroom on the righthand side. The light and bright annexe has it's own separate entrance but can also be accessed from the kitchen in the main house. The ground floor is open-plan with a kitchen in one corner, a dining area and a sitting area. A spiral staircase...



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 is a large garden with mature shrubs and trees at the front of the property and an orchard behind.

St Martin de Landelles is a small, pretty commune in the South Manche area of Normandy, known for the Poly-normande cycle race which takes place every August. It has a good selection of shops and services - bakery, bars, small supermarkets and the property is just a 20 minute walk away.

The closest towns are: St Hilaire du Harcouet (10km), Ducey (17km), St James (14km) and Avranches (26km).

The South Manche area benefits from an excellent road network and is easily accessible from ferry ports (St Malo, Caen, Cherbourg) and airports (Rennes, Nantes).

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

NOTES