

**OFFER ACCEPTED** Lovely 1 bed cottage with potential! Hamlet position with outbuildings & 1.5 acres of land.

**EXCLUSIVE**



## INFORMATION

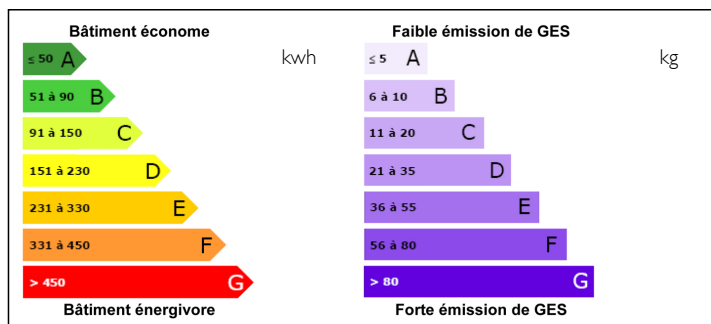
Town:	Saint-Michel-de-Montjoie
Department:	Manche
Bed:	1
Bath:	1
Floor:	84 m2
Plot Size:	6008 m2

## IN BRIEF

Situated in a peaceful spot just 2km from a locally renowned bakery is this charming 1 bed cottage full of original features! Presently used as a holiday home and in habitable condition, but would benefit from modernisation. Spacious enough to create further bedrooms and extend into the attached barn. Surrounded by it's own land with an Orchard and two large outbuildings, two further stone buildings and a well on a generous plot with mature trees and hedgerows. Viewing is recommended.



## 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.



## LOCAL TAXES

**Taxe foncière: 216 EUR**

## NOTES

## DESCRIPTION

The property has bags of potential and offers the chance to put your own stamp on it and create your very own space surrounded by the beautiful Normandy countryside.

Presently arranged as follows:-

On the ground floor:-

Entry into the open plan ground floor, with kitchen area living space and family dining, large granite fireplace.

Bathroom with shower, washbasin and WC, space for laundry.

On the first floor, large open plan bedroom, could be divided to to make two good sized bedrooms and or bathroom.

Old access to the attic space of the attached barn is in place, this could be opened up to to extend the accommodation on the first floor and the ground floor.

Outside are two larger outbuildings and some small ones previous used as animal housing, mostly laid to lawn with mature fruit trees.

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