

Offer accepted - Detached 2/3 bedroom house with attached barn, good access to A84 and Villedieu-les-Poeles.



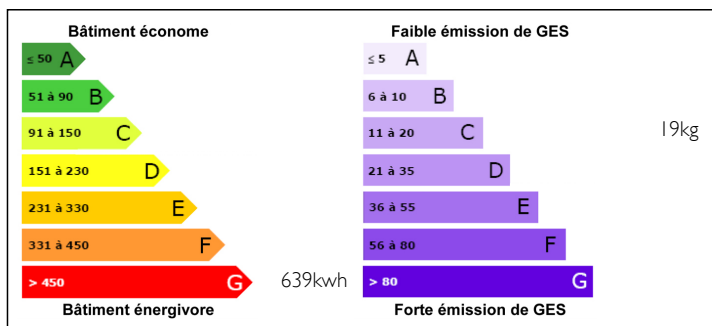
## INFORMATION

Town:	Montbray
Department:	Manche
Bed:	3
Bath:	1
Floor:	66 m2
Plot Size:	1300 m2

## IN BRIEF

The village of Montbray is 2.8km away for morning croissants, and shops and restaurants are available in nearby Villedieu-les-Poeles only 10 minutes away.

## 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

In a quiet hamlet with lovely countryside views this would make an ideal holiday or permanent home.

Ground floor: Lounge with fireplace and stairs to first floor, kitchen, shower room, storage to rear which could be converted. First floor: 3 small bedrooms. Garden to the rear and stunning views of the countryside to the front. Barn attached which could be converted to separate gite or used for extra rooms or just parking and storage.

Overall, in good condition, more than habitable put some upgrades necessary.

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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