

UNDER OFFER Pretty village house with a small garden, in walking distance to amenities.



INFORMATION

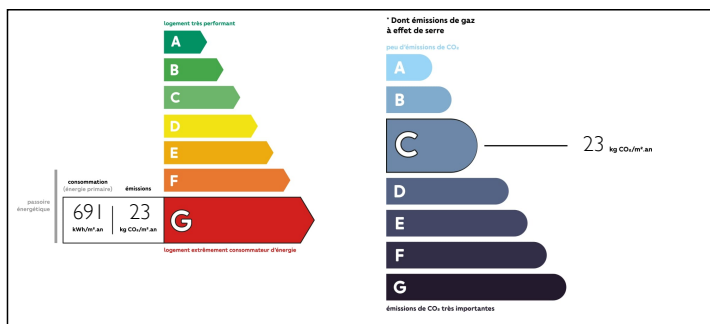
Town:	Reffuveille
Department:	Manche
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	177 m2

IN BRIEF

Detached with two bedrooms and space to make a third! The ideal bolt hole in Normandy with enclosed quaint garden. Some interior works to complete yet offering a chance to put your own stamp on it! Benefitting from new electrics, plumbing, a new roof and mains drainage.



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: 257 EUR

NOTES

DESCRIPTION

Currently arranged as follows:

On the ground floor:-

Large open plan living space with kitchen, living and dining area and open fireplace.

On the first floor:- two good sized bedrooms and a recently fitted family shower room.

The attic space presently used as an additional sitting room could be converted into an additional bedroom with en-suite.

To the front of the house is a private driveway with parking for two cars leading to a pretty front garden with mature shrubs, and a further quaint side garden with patio area. Attached to the house is a storage room, which could easily be connected to provide a kitchen or utility room!

Many more images are available upon request.

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