

Fully renovated family home in a peaceful hamlet with outbuildings and a plot of just under a hectare!

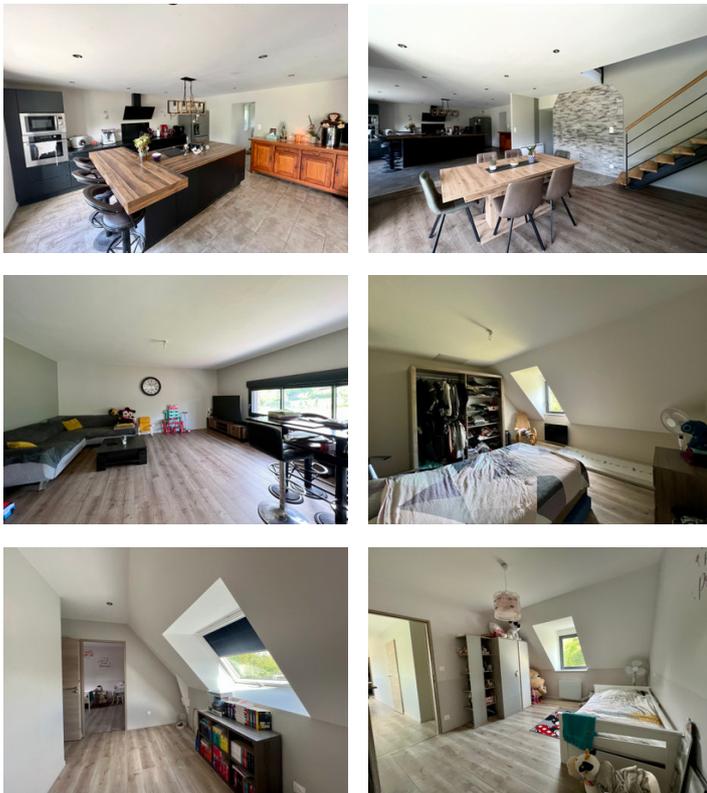


INFORMATION

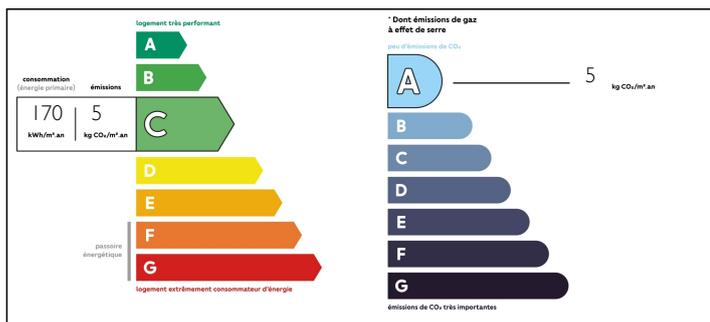
Town:	Saint-Martin-le-Bouillant
Department:	Manche
Bed:	3
Bath:	2
Floor:	156 m ²
Plot Size:	9746 m ²

IN BRIEF

Situated between the popular towns of Villedieu-les-Poêles & Brecey, renovated to a high standard throughout & ready to move into! In a pretty position with outbuildings and a good sized paddock. Offering four bedrooms with one being on the ground floor!



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

Presently arranged as follows:-

On the ground floor:-

Open plan living, incorporating a high spec modern kitchen, dining area and living room.

Utility room

Bedroom/office with shower room

WC

On the first floor:-

Three bedrooms, one with dressing area.

Family bathroom with jacuzzi corner bath & separate shower.

WC

Attached outbuilding with wood store.

Two further outbuildings incorporating a workshop/garage

Gardens all around mostly laid to lawn, with fenced paddock suitable for a horse or pony with field shelter.

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

LOCAL TAXES

Taxe foncière: 650 EUR

NOTES