

Spacious four bedroom family home with breathtaking views.

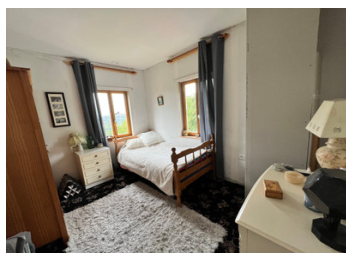
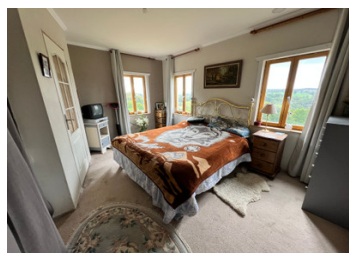


## INFORMATION

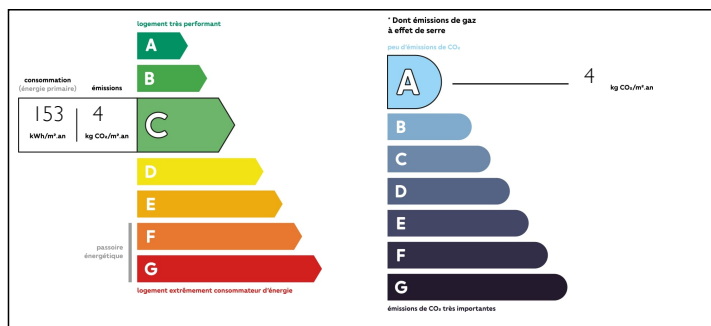
Town:	Beauficel
Department:	Manche
Bed:	4
Bath:	1
Floor:	144.5 m2
Plot Size:	15407 m2

## IN BRIEF

Recently constructed property, overlooking the Brouains valley with four bedroom and 3.8 acres of land.



## 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: 1071 EUR

## NOTES

## DESCRIPTION

From the front door, you enter into a spacious hallway (10.3m<sup>2</sup>) with an opening into the lounge (22.2m<sup>2</sup>) with bay window over looking the garden and log burner. There is a large kitchen/diner (32.8m<sup>2</sup>), also with a bay window, with spectacular views across the valley. A set of double doors opens onto a decking area for alfresco dining. A ground floor WC and stairs to the first floor are accessed from the hallway.

On the first floor, a bright and open landing gives access to the four bedrooms and family bathroom (3.4m<sup>2</sup>). The master bedroom (11.9m<sup>2</sup>) benefits from an ensuite bathroom. The remaining three bedrooms (8.02m<sup>2</sup>, 8.5m<sup>2</sup> and 9.1m<sup>2</sup>) are all of good sizes, with views across the gardens.

Up another flight of stairs, the attic is divided into two rooms (6.34m<sup>2</sup> and 3.43m<sup>2</sup> at head height), ideal for office space or rec-rooms.

An attached garage, large enough for a car or multiple motorcycles sits behind the property and a large static caravan on the land is perfect for when family come to stay.

Further photographs and information available on request.

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