

Good sized village house with garden not far from Barenton with all amenities.



## INFORMATION

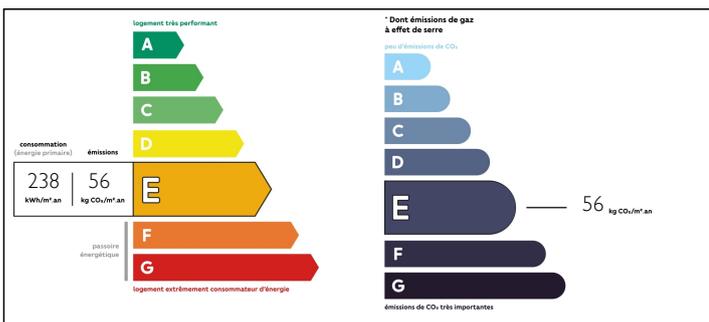
Town:	Saint-Cyr-du-Bailleul
Department:	Manche
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	332 m2



## IN BRIEF

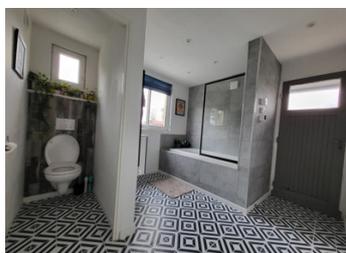
Semi-detached three bedroom edge of village house with a good sized attached garden and roof terrace with views to die for. Excellent space in a sleepy rural village. Location with great views over rolling fields. Barenton with all amenities is about 5km. The towns of Mortain and Domfront are around 15km. Mont St Michel and the coast is around 63km. Saint Malo is 108km. This is a cracking property and a must view.

## 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

Situated on the edge of the village overlooking fields, this is a deceptively spacious house.

Ground Floor.

You enter in to a large living room with more than enough space for a table and chairs. at the back of here you go into a good sized kitchen that leads onto a small utility area with downstairs WC and access to the rear garden. Also off the utility area is a small office/hobby room that has been created from a former garage. At the back of the house is a conservatory type area and separate boiler room that provide useful storage.

First Floor.

Here you find two good double bedrooms and a family shower room that has been recently refitted with a large shower cubicle. Access to the roof terrace is through here.

Second Floor.

Here you find a large under eaves bedroom covering the footprint of the house. The space and light are superb. There is also an additional hidden eaves space that provides good storage or a chill out space or hidey hole for kids.

Outside.

There is a good sized attached sloping garden with a large shed at the bottom again offering more storage possibilities.

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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