

## A typical Normandy half timbered house near Domfront



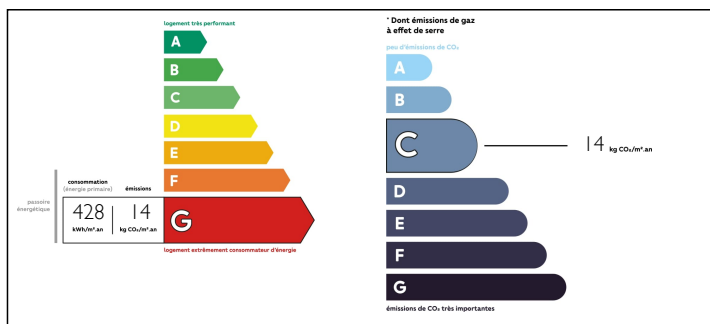
## INFORMATION

Town:	Saint-Georges-de-Rouelley
Department:	Manche
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	237 m2

## IN BRIEF

Quite charming and Domfront is a stones throw away. This property has many original features dating from 1869. It has a large lounge with wood burning stove and recently tiled floor, adjoining a well equipped kitchen. A further room leading from the kitchen is a very large wine cellar and workshop/utility room. The first floor bedrooms and bathrooms are, spacious, light and with quality double glazing. Ensuite bathrooms for each bedroom allows this to be a chambre d'hote/guest house possibility for a little revenue. The location is not isolated but affords privacy and good contact with neighbours which ever you choose. A well laid gravelled courtyard leads from the kitchen for al fresco dining / BBQs or just a glass of wine in the evening sun. Plus there is a good size car parking space there, a wood shelter and a stream running by. The local village has its...

## ENERGY - DPE



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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

The house comprises:-

On the ground floor;

Lounge - 35m<sup>2</sup> with wood burning stove, colombage detail on the walls and parquet flooring.

Kitchen - 21m<sup>2</sup> - with new tiled floor, and fitted units.

Wine cellar and workshop combined - 20m<sup>2</sup>

On the first floor;

Leading from the spacious landing the master bedroom with adjoining spacious bathroom with bath and shower over, wash hand basin and WC - 18m<sup>2</sup>. Bedroom 2 comfortable and double glazed.

The landing ideal space presently used as a bureau.

The second floor loft space is perfectly comfortable for two or more bedrooms.

## LOCAL TAXES

**Taxe foncière: 321 EUR**

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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