

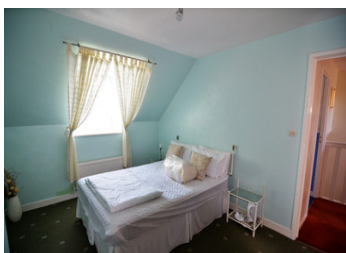
Four bedroom house with a private lake in a peaceful position close to the town of St Pois.

EXCLUSIVE



## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Michel-de-Montjoie |
| Department: | Manche                   |
| Bed:        | 4                        |
| Bath:       | 2                        |
| Floor:      | 136 m <sup>2</sup>       |
| Plot Size:  | 6187 m <sup>2</sup>      |

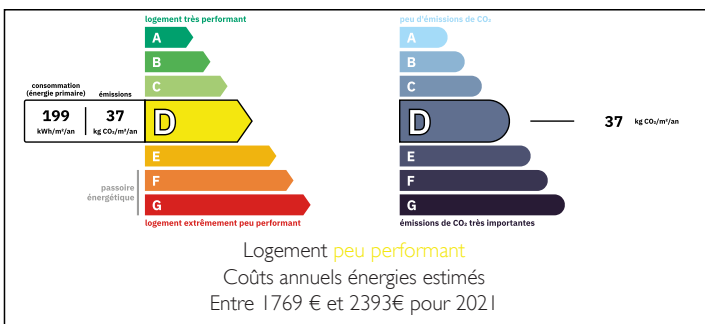


## IN BRIEF

This lovely stone house is situated in a quiet rural position on a plot of 1.5 acres with its very own lake. Surrounded by pretty open countryside and just 4.5km from the quaint village of Saint-Michel-de-Montjoie and Saint Pois, with everyday amenities. It's the ideal family home with four bedrooms, three bathrooms and a double garage.

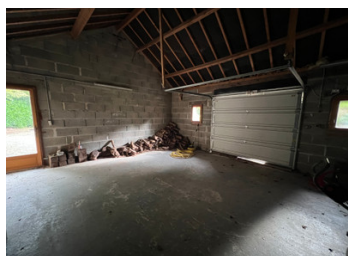
Just 80 minutes from the ferry ports of Caen and St Malo and 40 minutes to the beautiful westerly beaches.

## 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

On the ground floor:-

Sitting room with traditional stone fire place and wood-burning stove.

Kitchen with family dining room, fully equipped with a centre island, spacious dining area great for all the family or entertaining.

Large utility room with plenty of space for washing and drying machines, and a convenient ground floor cloakroom with washbasin and WC.

Internal door and access to a large double garage (approx 40m2.)

On the first floor:-

Master bedroom with a balcony, also with Jack and Jill access to family shower room, with bath, shower, washbasin and WC.

A further double bedroom with en-suite shower room and WC

Two single bedrooms.

The property has central heating throughout (oil.)

Outside is a large gravelled car park area and a gateway leading to the land and large pond.

## NOTES

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