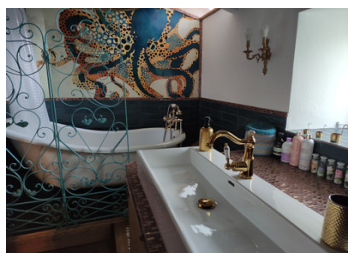


An outstanding 5 bedroom house with large garden.

## EXCLUSIVE



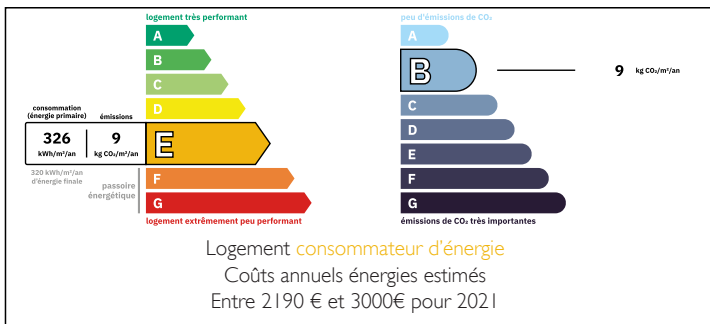
## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Montbray |
| Department: | Manche   |
| Bed:        | 5        |
| Bath:       | 3        |
| Floor:      | 225 m2   |
| Plot Size:  | 20000 m2 |

## IN BRIEF

Stunning country views in all directions. . Short drive to small village with Bar/restaurant. Family detached home, fully renovated with bright with large volumes. Set in approx 2 hectares.

## 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

Set to one side of the plot with sweeping driveway taking you to ample parking area.

Laid out as follows - Enter into entrance lobby, with downstairs w.c and shower.

To the right of the lobby, formal lounge with features retained including granite fireplace and log burner.

To the left a spacious dining room, again with fireplace and log burner. Lots of windows meaning lovely sunny aspect.

Up a couple of steps to access the fully fitted kitchen, which has openings to allow for more light.

From the dining room access to a stunning second lounge area with feature mezzanine landing. Lots of wood and high ceilings.

First floor - Very different family bathroom with feature bath. Master bedroom which is huge and dual aspect, plus has an ensuite shower room and w.c.

Further bedroom, equally very good size.

2nd floor - large area for games room plus three further bedrooms, one to finish.

Outside there are a couple of small outbuildings for storage, numerous shrubs and trees planted throughout the immediate garden, then leading out to the rest of the land, currently used as pasture.

Well placed location, and ideal either as a permanent or holiday home.

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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