

Pretty 3-bedroom country house with large gardens and outbuildings, new kitchen, 2 new wood and pellet burners



INFORMATION

Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	3
Bath:	2
Floor:	141 m ²
Plot Size:	5355 m ²

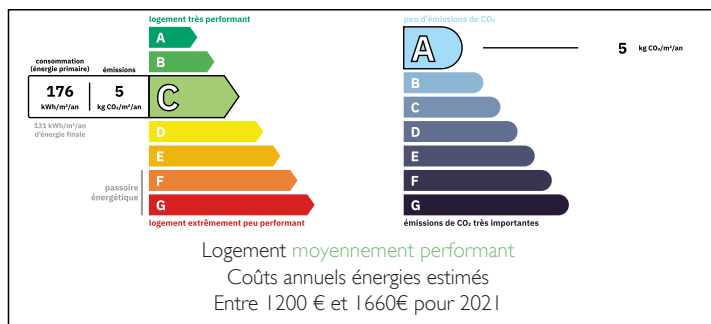
IN BRIEF

This delightful country cottage with outbuildings and a lovely garden has everything you need for your new life in France. Situated outside the hamlet of Saint-Martin-de-Landelles and a short drive to the market town of Saint-Hilaire du Harcouët, this house full of character has been nicely renovated with some original features left intact, feature fireplace, beams, exposed stone walls.

The entrance hall leads you to a family bathroom with WC and a useful laundry/utility room. Off this you enter a cosy living room with a brand new pellet burner and a bright fully renovated country kitchen-diner with a new wood burner and enough room for a dining table.

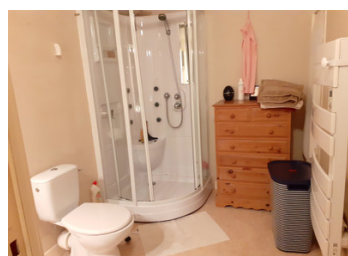
In the entrance, you find a first staircase leading to a nice double bedroom. This part of the house could be used/rented as an independent apartment. Back to the living room you...

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

Opposite to the house, you have a nice terrace with views onto the gardens and the countryside. The lovely garden with an orchard is set on 5355m² of land.

A barn and an old stable with a lot of potential complete the property.

Optical fibre and conforming septic tank.

Conforming septic tank.

Recent renovation work (40.000 €): 1 wood burner, 1 pellet burner, new fully fitted kitchen with new electrics & plumbing & wall insulation, electric radiators.

Ground floor: kitchen:28.64 m², living room: 28.74 m², hallway: 11.72 m², laundry: 2.98 m², bathroom: 7.63 m²;

First floor: landing: 9.76 m²; bedrooms: 12.70/19.43/14.65 m²; shower room: 5.20 m²

Set in the pretty Manche countryside and not far from amenities, 6km from Saint Hilaire du Harcouët with all facilities including bars, restaurants, schools, health facilities and banks, 10 km from Louvigné-du-Désert, 14 km from Saint-James 26 km from medieval town of Fougères, 28 km from Avranches, 30 km from Mont Saint-Michel and the coast, an hour from Rennes' airport, 1hr 35 min from Ouistreham ferry port.

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

LOCAL TAXES

Taxe foncière: 1130 EUR

NOTES