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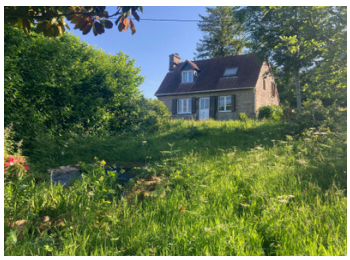
Ref: A29486DAD50 Price: 99 990 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 900 EUR without fees)

Charming two bedroom cottage set in a pretty garden with mature fruit trees and a beautiful countryside view















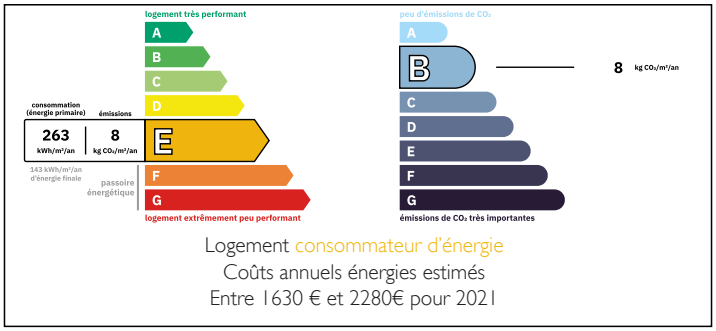
INFORMATION

Town:	Saint-Michel-de-Montjoie
Department:	Manche
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	870 m2

IN BRIEF

Pretty cottage in an elevated position with far reaching views over the beautiful countryside. Beautiful established garden with a lily pond and mature fruit trees including apples, cherry, fig and purple magnolia. Ideal as both a primary residence or holiday home. Situated between Saint Michel de Montjoie and Saint Pois in South Manche with the popular town of Vire less than 20km away. Here you will find all amenities and a train station with a direct link to Paris in under 3 hours.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1630 € et 2280€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **440 EUR**

NOTES

DESCRIPTION

On the ground floor you will find :
a large and bright living room with wood burning stove and wonderful views as well as space for a dining area.
Kitchen with Godin stove and patio access.
Bathroom with bath and separate shower cubicle.
Storage cupboard.

First Floor:
Two bedrooms, one with en-suite wash room and a mezzanine which could be used as a study.

Outside:
East facing patio area with barbecue perfect for enjoying a morning coffee or entertaining on hot, summer evenings.
A storage cupboard attached to the house as well as a separate shed at the bottom of the garden.
Pond with various plants and wildlife.
Double gate entrance with parking for several cars.

More information and photos available upon request.

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

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