LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A31869BS50 Price: 199 800 EUR

agency fees included: 8 % TTC to be paid by the buyer (185 000 EUR without fees)

Four-bedroom family home with garden, garage and outbuildings, close to Cerisy-la-Forêt

EXCLUSIVE















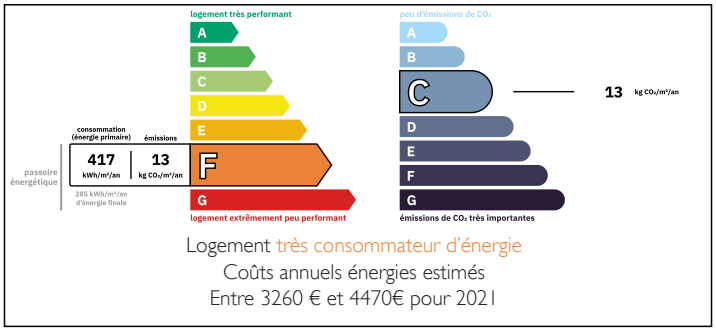
INFORMATION

Town:	Cerisy-la-Forêt
Department:	Manche
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	1901 m2

IN BRIEF

Situated close to Cerisy-la-Forêt, this spacious family home offers four bedrooms and an attractive outdoor area. The ground floor comprises a kitchen with dining area, a large living room with fireplace, a second sitting room which also serves as an entrance hall, a bedroom and a shower room with WC. Upstairs are three further bedrooms and a second shower room with WC. Heating is provided by electric systems, including partial underfloor heating, supplemented by two wood-burning stoves. Outside, the property benefits from a garden, private parking, garage, woodshed and garden equipment store. The house is in good general condition, with no major renovation work required, although energy efficiency improvements may be worthwhile. Everyday shops and services are available in Cerisy-la-Forêt (2 minutes drive), with Saint-Lô and Bayeux approximately 25 minutes away.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3260 € et 4470€ 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.

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LOCAL TAXES

Taxe foncière:	**480 EUR**
Taxe habitation:	**535 EUR**

NOTES

DESCRIPTION

This attractive family home offers generous living accommodation, four bedrooms and several useful outbuildings. Situated close to the village of Cerisy-la-Forêt, it would make an ideal permanent residence for a family or for buyers seeking a home in the Normandy countryside, within easy reach of local shops and services.

Ground Floor ;
The accommodation is arranged around a kitchen and dining area, providing a welcoming space for everyday meals and family gatherings. The large living room, with its fireplace, offers a spacious and comfortable reception area, while a separate sitting room, which also serves as the entrance hall, provides additional living space.

The ground floor also includes a bedroom, offering the convenience of sleeping accommodation on this level, together with a shower room equipped with a washbasin and WC.

First Floor ;
Upstairs, three further bedrooms provide ample accommodation for family members or guests, with the possibility of using one as a home office if required. A second shower room, with washbasin and WC, serves this floor.

Outside ;
The garden provides space for outdoor relaxation, gardening and enjoying the warmer months. The property also benefits from private parking, a garage, a woodshed and a separate storage building for garden tools and equipment.

These outbuildings provide valuable additional storage and practical space for a variety of outdoor activities.

Heating is provided by an electric system, including underfloor heating in part of the house, supplemented by two wood-burning stoves which