LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38204ILH50 Price: 177 800 EUR

agency fees to be paid by the seller

Lovely 2/3-bedroom detached country cottage located only 17 km to the coast and Mt St-Michel, garden, orchard

INFORMATION

Town:	Sacey
Department:	Manche
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	1310 m2

IN BRIEF

Situated in a lovely hamlet in an enviable rural location, this lovely character property has been fully renovated in Y2K by professionals and could well be your perfect lock-up and leave secondary home in France. There is peace and tranquility in abundance. This house is sold fully furnished.

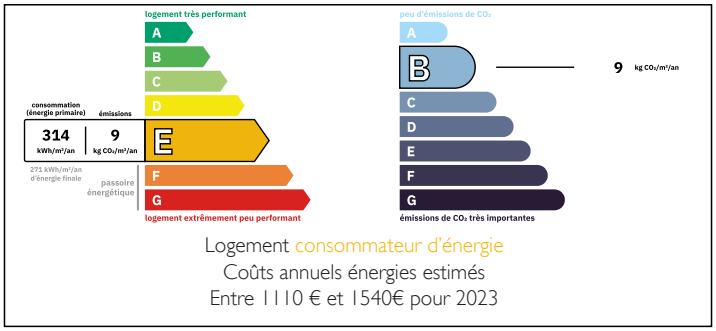
On the ground floor you have a spacious and cosy living area with a kitchen dinner with a cute fitted kitchen and a living room with a beautiful fireplace with wood burner for you to enjoy your cosy winter evenings. Here, you have exposed beams, stonework and character in spades.

A first staircase leads you to the first floor with one double bedroom and a single bedroom (or a study according to your needs) and a bathroom with WC.

A second staircase leads you to another bright and cosy double bedroom.

In front...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1110 € et 1540€ pour 2023

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:	**468 EUR**

NOTES

DESCRIPTION

The outside is mostly laid to lawn with established fruit trees and there is enough space for you to create a vegetable patch.

Ground floor: lounge/kitchen/dinner: 30,40 m2, storage: 0,58 m2;
1st floor: landing: 3,70 m2, bathroom: 4,41 m2, bedroom1/study: 7,32 m2, Bedroom 2: 10,52 m2 with walk-in dressing 2,92 m2;
Second Floor: bedroom 3: 12,10 m2

Heating: wood burner and electric radiators, double-glazing

Non conforming septic tank

Located 2,7 km to the South-East of Sacey, 6,5 km to Antrain Val-Couesnon, 9,6 km to Pontorson, 17 km to Mont Saint-Michel, approx. 30 km to the medieval town of Fougères, approx. 55 km to Saint-Malo, Dinan, Dinard, approx. 1 hour according to traffic to Rennes' airport and approx. 140 km to Caen Ouistreham ferry port

This could well be your French dream house only 17 km to the Mt Saint Michel, book a viewing now!

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