LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40675KIW50 Price: 199 800 EUR

agency fees to be paid by the seller

Traditional stone house with attached cottage to renovate on 1.25 acre plot















INFORMATION

Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	5506 m2

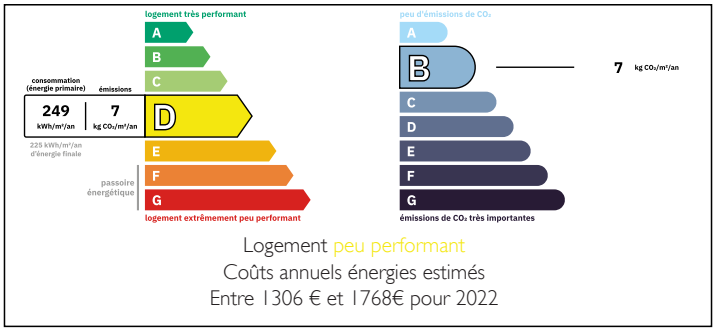
IN BRIEF

Leggett Immobilier is proud to bring to the market this substantial stone property, situated in the pretty commune of St Martin de Landelles, which comprises:

- a comfortable 3-bedroom family home, fully renovated and ready to move into,
- a spacious 2-bedroom cottage for renovation
- barn and workshop
- a large hangar currently used as an outside kitchen and seating area
- other outbuildings including a garage, chicken coop and old stable block.

All on a plot of 5 500 m2 with mature trees and shrubs and an area of woodland.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1306 € et 1768€ pour 2022

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

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40675KIW50 Price: 199 800 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This property is situated at the end of a lane, approximately 3 km from the village centre. There are neighbours closeby but the property is not overlooked.

The main home comprises:
On the ground floor: entrance hall with stairs to 1st floor, fitted and equipped kitchen/dining room, living room with fireplace (woodburner), utility room, downstairs cloakroom.
First floor: large landing with access to the master bedroom which has an ensuite bathroom, a second double bedroom, single bedroom or study, bathroom with bath and shower, separate WC.

The cottage to renovate is at the far end of the building and the ground floor accommodation comprises: an open-plan kitchen/living room with a brick fireplace, two bedrooms, a utility area, bathroom with bath and basin, separate WC.

The village of St Martin de Landelles has retained a good selection of shops and services. There is a bakery, 2 bars and restaurant, a small supermarket, hairdresser, chemist, Doctor's surgery, school and a post office at the Mairie. It is just 10 km from the popular market town of St Hilaire du Harcouet, 13km from Ducey which has access to the A84 motorway between Caen and Rennes and 22 km from the larger town of Avranches.

Please do not hesitate to contact me for additional information and photos.

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

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