

*** UNDER OFFER ***



INFORMATION

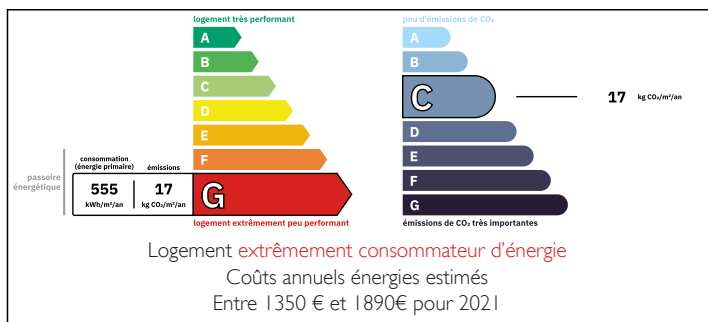
Town:	Tessy-Bocage
Department:	Manche
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	2291 m2

IN BRIEF

Set in a peaceful hamlet and completely private, this delightful stone-built home is an ideal holiday retreat or easy-to-manage main residence. The ground floor offers a cosy living/dining room with a woodburner, an open-plan corner kitchen, a utility room with shower, and a separate WC with basin. Upstairs are two bright bedrooms overlooking the garden. Outside, the property benefits from a generous garden with lovely countryside views and a secure wooden cabin for storage or hobbies. Only 3 minutes from local shops and a bar, 20 minutes from the county town of St Lô with direct rail links to Paris, 30 minutes to the sandy Normandy beaches and around 45 minutes from ferry ports – a superb location for enjoying the best of Normandy.

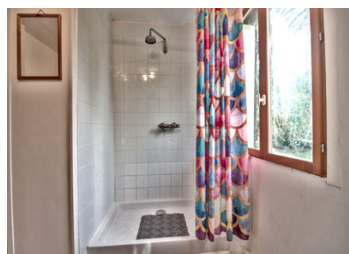


ENERGY - DPE



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

The entrance leads through a small vestibule into the main living/dining room.

This room includes space for seating, a dining area and an open corner kitchen. A fireplace fitted with a woodburner provides a focal point and extra warmth.

Beside the kitchen is the utility room, which has a built-in shower.

A separate WC with basin is also located on the ground floor.

Stairs lead up to the first floor, where there are two bedrooms. Both rooms receive natural light and look out over the garden or surrounding countryside.

Outside, the house stands within a large garden that is simple to maintain and offers room for outdoor seating or activities. A secure wooden cabin provides storage for tools, garden equipment or bikes.

The property is fully detached and not overlooked. It is only a few minutes from local shops and within easy driving distance of St Lô, the Normandy beaches and ferry routes.

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

LOCAL TAXES

Taxe foncière: 279 EUR

NOTES