LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42728EMW50 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Detached house with land close to Villedieu-les-Poeles

EXCLUSIVE















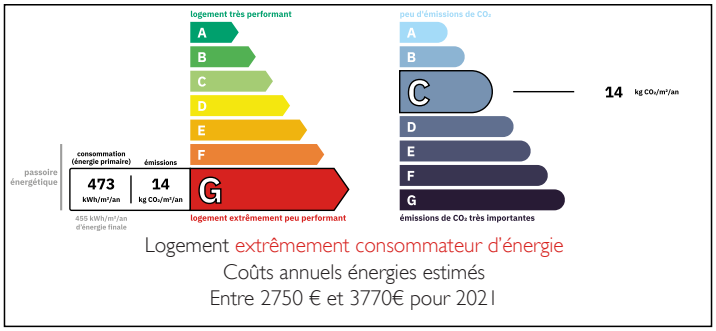
INFORMATION

Town:	Fleury
Department:	Manche
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	28000 m2

IN BRIEF

Substantial sized property in small hamlet, in need of renovation but great potential. Over 2 hectares of good land great for small holding and horses.

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2750 € et 3770€ 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.
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NOTES

DESCRIPTION

Sitting in nearly 3 hectares of land, this property offers lots of options.

Current lay out. Enter into the old kitchen space, which still has an aga style cooker/fire. There is a stair case to one side giving access to an en suite bedroom above.
To the rear of the kitchen an archway leads to the open plan lounge and dining room, one set slightly lower than the other. Massive amounts of space in here and very nice feature of vaulted stairway.
Double glazed windows throughout.

Upstairs a large bedroom plus separate family bathroom.
Spacious landing with further steps to the 3rd bedroom.

The house would benefit from some additional renovations, especially insulation and better heating system. Painting and re-decorating aswell, or you could just as easily change the layout to suit.

The garden needs attention, clearing etc, but beyond the overgrowth there is a good plot of land, which would have space for ample parking etc.

There is also a ruin in the garden.

Located close to the town of Villedieu-les-Poeles and great access to the A84 motorway.

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

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