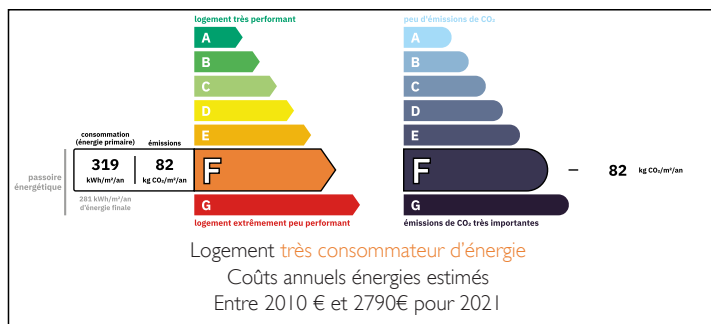


House in the Heart of Village



ENERGY - DPE



INFORMATION

Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	3
Bath:	1
Floor:	74 m2
Plot Size:	826 m2

IN BRIEF

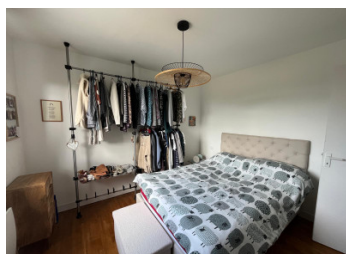
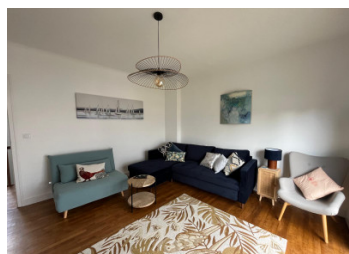
Situated in the village centre of Saint-Martin-de-Landelles in the popular 50730 postcode, this Normandy town house offers the convenience of walking access to local amenities including schools, doctor's surgery, bakery, café, shops and garage, while still benefiting from the atmosphere and surroundings of rural Normandy.

The property provides flexible accommodation across several levels, with bright living spaces and the potential to personalise further if desired. Outside, there is private outdoor space suitable for relaxing, dining or gardening, along with useful storage areas.

Located within easy reach of Saint-Hilaire-du-Harcouët, Avranches and approximately 40 minutes from Mont-Saint-Michel, this property would suit as a main residence, holiday home or rental investment in a well-served Normandy village location.

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

Located in the heart of Saint-Martin-de-Landelles in the highly desirable 50730 postcode area, this Normandy village house offers the increasingly sought-after balance of everyday convenience and rural French lifestyle living. Positioned within walking distance of local amenities including the village school, doctor's surgery, bakery, café, small shops and garage, the property allows buyers to enjoy practical day-to-day living without losing the charm and atmosphere of the Normandy countryside.

The property is situated in a well-established village community surrounded by rolling countryside, farmland and walking routes, while remaining accessible to larger towns, transport links and major tourist destinations. The nearby market town of Saint-Hilaire-du-Harcouët is approximately 10 minutes away and provides supermarkets, restaurants, weekly markets, schools, healthcare facilities and additional services. The historic town of Avranches can be reached in around 30 minutes and offers direct train links towards Paris as well as access to the Normandy coast.

For buyers seeking excellent transport connections, the property benefits from straightforward access to the A84 motorway, often referred to as the "Autoroute des Estuaires", linking Rennes and Caen. This provides convenient travel throughout Normandy and Brittany, including routes towards the ferry ports and airports popular with international buyers and second-home owners.

The world-famous Mont-Saint-Michel, one of France's most visited attractions welcoming millions of visitors each year, is approximately 35–40 minutes away. The surrounding area is well known for tourism, cycling routes, walking trails and access to both the Normandy and Brittany coastlines, making the property particularly attractive for those considering...

LOCAL TAXES

Taxe foncière: 620 EUR

NOTES