LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46703LSB50 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

Charming Village House in the Heart of the village with detached garden







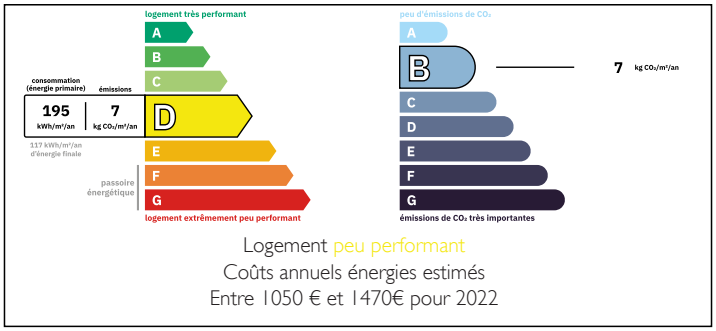








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1050 € et 1470€ pour 2022

INFORMATION

Town:	Saint-Cyr-du-Bailleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	425 m2

IN BRIEF

Set in the heart of the picturesque Normandy village of Saint-Cyr-du-Bailleul, this charming character property offers spacious accommodation, a peaceful village setting and excellent potential.

The ground floor features a welcoming living room and generous kitchen-diner, ideal for everyday living and entertaining. Upstairs, a large landing leads to a spacious family bathroom with walk-in shower, a generous double bedroom and a second bedroom, perfect for guests, children or a home office.

A major highlight is the large, clean attic, offering excellent potential for conversion into additional bedrooms, a studio, office or hobby room, subject to permissions.

The property also benefits from a large detached garden, providing plenty of space for relaxing, gardening or entertaining.

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: A46703LSB50 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)







LOCAL TAXES

Taxe foncière: **217 EUR**

NOTES

DESCRIPTION

Set in the heart of the picturesque Normandy village of Saint-Cyr-du-Bailleul, this charming character property offers a wonderful combination of traditional appeal, generous living space and excellent potential for further development. Ideally suited as a permanent home, holiday property or rental investment, the house provides an opportunity to enjoy the tranquillity and beauty of the Normandy countryside while remaining within easy reach of local amenities.

The property is situated directly on the village square, giving it a pleasant and convenient position within the community. Saint-Cyr-du-Bailleul is a peaceful and attractive rural village, surrounded by the rolling countryside for which this part of Normandy is renowned. The location is particularly appealing for those looking for a quieter pace of life, while still wanting access to nearby towns, shops, restaurants and everyday services.

On entering the property, the ground floor provides a comfortable and welcoming living room, offering a pleasant space in which to relax and unwind. The generous kitchen-diner provides plenty of room for a dining table and is ideally suited to family meals, entertaining guests or simply enjoying everyday life. With its good proportions, the kitchen-diner has the potential to become the heart of the home.

The first floor is accessed via a spacious landing, which provides a useful additional area and gives access to the bedrooms and bathroom. The large family bathroom is particularly impressive, featuring a generous walk-in shower and plenty of space for comfortable daily use.

There are two bedrooms on this floor. The principal...