LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47092BS50 Price: 266 430 EUR

agency fees included: 7 % TTC to be paid by the buyer (249 000 EUR without fees)

Two adjoining houses, 8 bedrooms, garden with pool, 10 km from Gavray















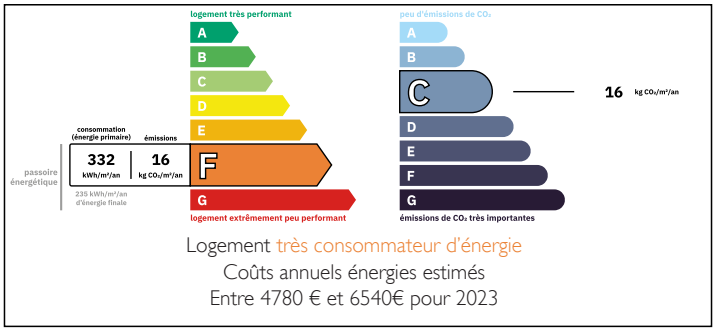
INFORMATION

Town:	Quettreville-sur-Sienne
Department:	Manche
Bed:	8
Bath:	4
Floor:	186 m2
Plot Size:	1393 m2

IN BRIEF

A pair of adjoining houses offering a total of eight bedrooms and four bathrooms, ideal for a large family, multi-generational living or a rental/gîte project. Each house has its own living accommodation, a wood-burning stove and electric radiators. The windows are double glazed. Outside, the garden includes an above-ground swimming pool and parking space. The property is approximately 10 km from Gavray, a lively market town offering a good range of local shops and services, including restaurants, a bar, doctor and post office. DPE: F.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4780 € et 6540€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**1185 EUR**

NOTES

DESCRIPTION

This property comprises two adjoining houses, each providing independent accommodation and offering a total of eight bedrooms.

The first house has, on the ground floor, a kitchen/dining room, sitting room with wood-burning stove, separate WC and utility room.

On the first floor are three bedrooms and two bathrooms with WCs. The second floor provides two further bedrooms.

The second house has a living/dining room with wood-burning stove and a kitchen on the ground floor.

On the first floor are two bedrooms and two bathrooms with WCs. A third bedroom is located on the second floor.

Both houses have double glazing. Heating is provided by wood-burning stoves, supplemented by electric radiators.

Outside, the property benefits from a garden with an above-ground swimming pool and space for parking.

The layout offers a range of possibilities: a main residence with separate accommodation for family or guests, multi-generational living, or a holiday rental project, subject to any necessary permissions.

The property is approximately 10 km from Gavray, a lively market town with a good range of local shops and services, including restaurants, a bar, doctor, post office and other everyday amenities.

DPE: F.

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