LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47781EMM50 Price: 242 500 EUR

agency fees to be paid by the seller

Modern 3-bedroom home, DPE C, ground-floor bedroom, garden and terrace, walk to Saint-Hilaire-du-Harcouët















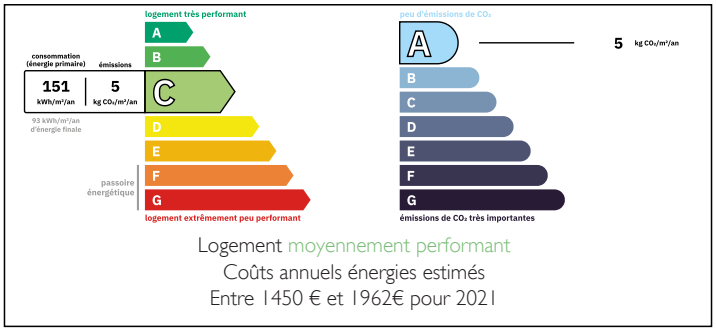
INFORMATION

Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	848 m2

IN BRIEF

Modern 3-bedroom home completed in 2023, within walking distance of the shops, schools, healthcare and amenities of Saint-Hilaire-du-Harcouët. The ground floor includes a bedroom and adjoining utility room, offering the potential to create an en-suite and making ground-floor living a real possibility. There is a spacious lounge, fitted kitchen with breakfast bar and French doors onto the garden, plus a separate dining room. Upstairs are two further bedrooms and an impressive 18 m² terrace overlooking the garden. Outside, the enclosed and gated 848 m² garden includes an ornamental pond, patio, lockable shed, carport and ample parking. Two wood burners, double glazing, shutters, mains drainage, fibre available and DPE C. Well placed for Mont-Saint-Michel, Brittany and the A84.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1450 € et 1962€ 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.

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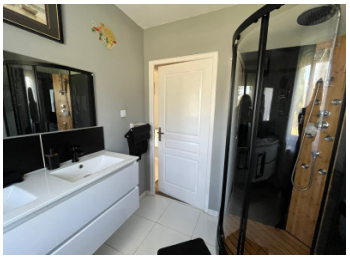
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LOCAL TAXES

Taxe foncière:	**1495 EUR**

NOTES

DESCRIPTION

Completed in 2023, this modern three-bedroom home combines bright, easy-to-manage accommodation with an enclosed garden, excellent parking and the real advantage of having the shops and services of Saint-Hilaire-du-Harcouët within walking distance. A ground-floor bedroom, potential for an en-suite and an 18 m² first-floor terrace give the house a particularly flexible layout.

Entering the house, you arrive into a light and airy reception hall, with practical space for coats and shoes and the staircase leading to the first floor.

To the left, the lounge extends from the front to the rear of the house, with windows on both sides allowing plenty of natural light into the room throughout the day. The double-glazed uPVC windows are fitted with shutters, while a wood-burning stove adds warmth and a cosy focal point.

The spacious fitted kitchen is another particularly light and welcoming room, with a central breakfast bar providing an informal place for morning coffee or everyday meals. French doors open directly onto the garden and patio area, creating an easy connection between the kitchen and outside and making the space particularly well suited to summer dining and barbecues. A separate dining room provides additional space for family meals and entertaining.

Also on the ground floor is a bedroom together with a separate utility room. The utility room offers useful additional space as it stands, while its position alongside the bedroom could provide the possibility of creating an en-suite shower room, subject to any necessary works. This gives the ground floor...