LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47835EMH50 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

Detached three bedroom family home with generous land, useful outbuildings and attractive countryside views















INFORMATION

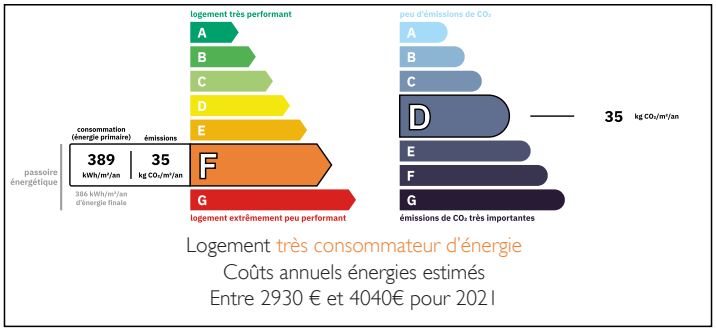
Town:	Perriers-en-Beauficel
Department:	Manche
Bed:	3
Bath:	2
Floor:	184 m2
Plot Size:	5690 m2

IN BRIEF

Situated in the peaceful countryside of Perriers-en-Beauficel, this well-presented detached three-bedroom family home offers an excellent combination of comfortable living, generous grounds and considerable lifestyle potential.

Arranged over three floors, the property provides versatile accommodation including three bedrooms (one on the ground floor) and two bathrooms, open plan living / dining and kitchen, a utility room and spaces for office / gym use. It has the added benefit of double glazing throughout and central heating to the downstairs accommodation as well a wood burning stove in the main living area and the downstairs bedroom. A bright conservatory provides useful additional living space and connects the house with the gardens.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2930 € et 4040€ 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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DESCRIPTION

Set within a 5,690m² plot, the grounds include beautifully landscaped gardens, a separate paddock and a variety of mature fruit trees and established shrubs. enclosed and secure fencing makes the property particularly suitable for those looking to keep animals or pursue a smallholding or homesteading lifestyle.

There are also various useful outbuildings, including a wooden cabin with stone cellar, animal housing, log shed, workshops, a garage with electric door and ample private parking for several vehicles. An electric entrance gate provides both security and convenience.

Lots more photos and information available upon request.

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

NOTES

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