LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48268RL50 Price: 160 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (150 000 EUR without fees)

## Gorgeous detached colombage cottage close to St Georges de Rouelley















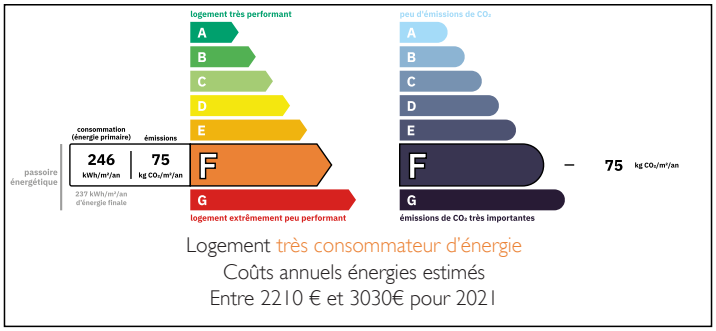

## INFORMATION

| | |
|---|---|
| Town: | Saint-Georges-de-Rouelley |
| Department: | Manche |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 114 m2 |
| Plot Size: | 456 m2 |

## IN BRIEF

Leggett Immobilier is proud to offer this beautiful detached two bed character cottage with a private garden, located in a peaceful setting between popular Barenton and St Georges de Rouelley. The property has been sympathetically restored and the character and original features are apparent throughout. The village of St Georges de Rouelley with amenities is around 1.8km from the property. The medieval town of Domfront 12km. Mortain 14km. St Malo and Rennes airport around 107km. Ferry Caen 117km. Mont St Michel 59km. A must see to appreciate the character and potential. Early Viewing is essential.

## ENERGY - DPE




Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2210 € et 3030€ 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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## LOCAL TAXES

**Taxe foncière:** **1002 EUR**

## NOTES

## DESCRIPTION

Located at the end of a no-through lane, the house is hidden from view.

Ground View.
You enter into a cosy hallway that takes you through to the large 33m2 living room with fireplace and a good sized kitchen area of 11.5m2. Flooring is tiled with "tomettes." and this generous space oozes character with exposed beams and orignal features. Also on the ground floor is understairs storage and a separate WC of about 1.2m2.

First Floor.
On the first floor we find a large master suite with a dressing room of approximately 30m2, additional storage cupboard and a luxuriously appointed 8.5m2 bathroom with separate bath and a large shower. Flooring is solid oak. Again this space is packed with original features.

Second Floor.
Here under eaves is the second double bedroom of around 20m2 with a walk-in storage space. Also on this floor there is a 5m2 shower room. The viewings over rolling fields are superb.

The house benefits from oil fired central heating.

Outside.
The garden is laid mostly to lawn with some mature planting. There is a gravelled area to the rear of the house where there is parking more a couple of vehicles. The garden is easy to maintain. Attached to the house is a 45m2 double barn/garage offering ideal storage spqce or the potental for further conversion subject to requisite permissions.

Not be missed. Come and take a look.

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Information about risks to which this property is exposed is...