LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48269EMH50 Price: 104 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (95 000 EUR without fees)

Charming stone cottage, land & barn with far-reaching countryside views near the village of Brouains, Normandy







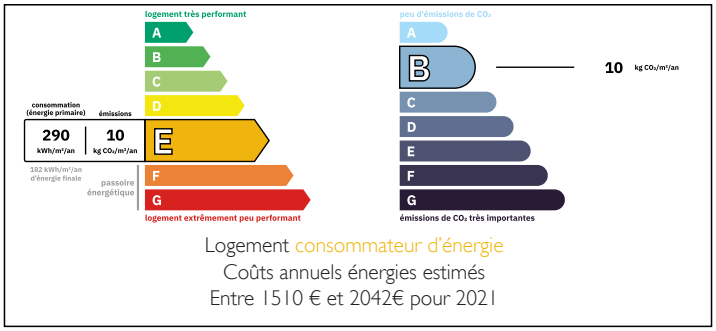








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1510 € et 2042€ pour 2021

INFORMATION

Town:	Juvigny les Vallées
Department:	Manche
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	2020 m2

IN BRIEF

UNDER OFFER

Full of charm and character, this one-bedroom stone cottage enjoys peaceful countryside setting near the village of Brouains, with far-reaching views across the surrounding landscape.

The cottage combines traditional features with practical comforts, including an old bread oven. Double glazing throughout provides additional comfort, while a cellar offers useful extra storage space.

Outside, the property benefits from land and a barn, which could also be used as a garage, workshop or storage area. There is plenty of parking, making the property practical for everyday living and visiting guests.

Set in a quiet location surrounded by countryside, this property would make an ideal holiday home,

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

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LOCAL TAXES

Taxe foncière: **104 EUR**

NOTES

DESCRIPTION

On the ground floor, you will find a charming kitchen featuring a traditional bread oven, alongside a generous living room with a wood-burning stove. Double doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces.

Upstairs, the property offers a bedroom with Velux windows on both sides, allowing natural light to fill the room, as well as a bathroom with a shower and double doors leading to an external staircase.

The property also benefits from a cellar housing a hot water heater, double glazing and electric heating throughout.

Further information and photos available on request.

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