LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48349KIW50 Price: 189 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (175 000 EUR without fees)

Attractive Maison de Maitre in the centre of St Hilaire du Harcouet















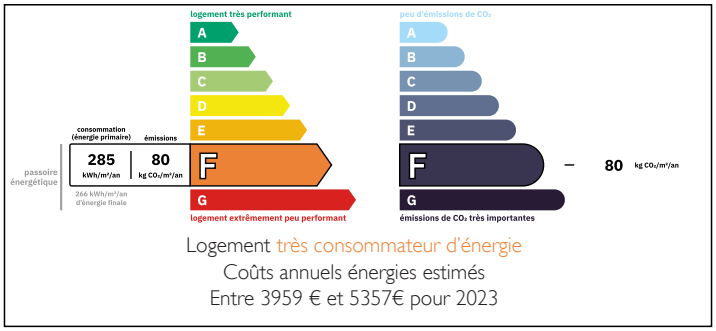
INFORMATION

Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	2
Bath:	2
Floor:	112 m2
Plot Size:	561 m2

IN BRIEF

Leggett Immobilier is delighted to present this attractive Maison de Maître in the popular market town of Saint-Hilaire-du-Harcouët, South Manche
This characterful Maison de Maître is set within a beautiful, mature garden planted with shrubs and fruit trees. The property offers generous living space, attractive period features and excellent potential for further improvement.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3959 € et 5357€ 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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NOTES

DESCRIPTION

Maison de Maître near Saint-Hilaire-du-Harcouët, South Manche

This characterful Maison de Maître is set within a beautiful, mature garden planted with shrubs and fruit trees. The property offers generous living space, attractive period features and excellent potential for further improvement.

Ground Floor

A gated entrance opens onto a paved path leading through a wisteria-covered archway to the front door. Inside, the entrance hall features an oak staircase to the first floor and access to a WC at the end of the hall.

- Living room: An impressive, light-filled reception room with a fireplace, beautiful parquet flooring, oak-panelled walls and a large window.
- Kitchen and dining room: A practical, sociable space located to the right of the entrance hall.
- Utility and boiler rooms: The utility room sits behind the kitchen and provides access to the boiler room.

First Floor

The first floor offers two generously proportioned bedrooms, both with parquet flooring. One bedroom has an adjoining smaller room that could serve as a single bedroom, study or dressing room, or potentially be converted into an en-suite bathroom.

Attic

A staircase leads to the attic, which offers scope for conversion into additional bedrooms, subject to the necessary permissions.

Garden and Garaging

The house is surrounded by an established garden featuring mature shrubs and fruit trees. Two garages provide ample parking and storage.

Heating and Services

- Oil-fired central heating
- Traditional cast-iron radiators
- Connected to mains drainage

Condition and Potential

Some updating is required, giving the next owner an excellent opportunity to modernise the property