LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48556KAL50 Price: 489 361 EUR

agency fees to be paid by the seller

Spacious detached house with stunning panoramic views of Mont-Saint-Michel and the bay, close to Avranches















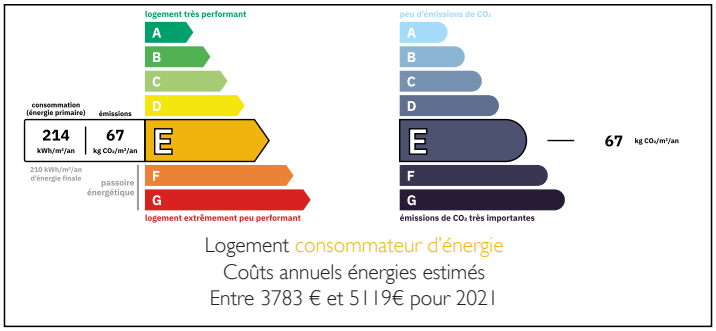
INFORMATION

Town:	Avranches
Department:	Manche
Bed:	3
Bath:	3
Floor:	232 m2
Plot Size:	2000 m2

IN BRIEF

A spacious and welcoming detached house with views towards Mont-Saint-Michel and its bay, close to Avranches. Offering approximately 232 m² of living space, three en-suite bedrooms, a large studio with balcony and an extensive basement, this property has the makings of a wonderful family home. Set within approximately 2,000 m² of garden, with additional land available to purchase, it offers plenty of scope to make it your own.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3783 € et 5119€ 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:	**2750 EUR**

NOTES

DESCRIPTION

There is a lovely sense of warmth and welcome to this substantial detached house on the edge of Avranches. Its generous rooms and inviting atmosphere make it easy to imagine family gatherings, cosy evenings and a new chapter shaped around your own way of living.

Offering approximately 232 m² of living space, with views towards Mont-Saint-Michel and its bay, the house combines a convenient location with the space and flexibility to create a wonderful home.

A spacious entrance hall welcomes you into the house. The ground floor includes a large living room of approximately 42 m², as well as a second sitting room with a fireplace. A separate fitted kitchen and an en-suite bedroom complete this level, offering the possibility of living on one floor.

Upstairs are two further generous bedrooms, each with its own en-suite bathroom or shower room. There is also a large room currently used as an art studio, with a balcony enjoying uninterrupted views of Mont-Saint-Michel. This versatile space could become a fourth bedroom, a creative workspace or an additional living area, depending on your needs.

The substantial basement includes a garage of approximately 63 m², along with workshop, cellar and boiler room space. It offers plenty of room for vehicles, storage and hobbies.

Outside, the garden extends to approximately 2,000 m², providing space to enjoy the setting and views towards Mont-Saint-Michel and the bay. There is also the possibility of purchasing additional land.

The house offers its new owners the opportunity to add their own...