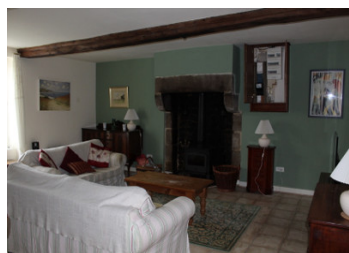


CHARMING DETACHED 3 bedroom property with 2 bathrooms, outbuilding, and a good size garden.



INFORMATION

Town:	ST BARTHELEMY
Department:	Manche
Bed:	3
Bath:	2
Floor:	106 m2
Plot Size:	2628 m2



IN BRIEF

This delightful property is located in a small hamlet just outside the village of Saint Barthelemy. The village itself has a general store to include a bar and boulangerie and the nearby town of Mortain is just a few kilometres away with further shops, bars and restaurants. The town holds a farmers market every Friday and also has an open air public swimming pool which is very popular during the summer months with both locals and visitors to the area. There is easy access to the Ferry Ports at Caen and Cherbourg (1-1.5hrs away) and airports are located at Dinard and Rennes.

ENERGY - DPE

DPE blank.

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.



LOCAL TAXES

Taxe foncière:	486 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This property is presented in good order throughout and is ready to move into. It would make a perfect permanent or holiday home for those seeking a property in Normandy.

GROUND FLOOR: KITCHEN:- fitted base and wall units with tiled floor and space for breakfast table and chairs. There is plumbing for washing machine and space allowed for under counter separate fridge and freezer. This is a light, bright and airy room providing direct access to the patio and garden.

LOUNGE/DINER:- Spacious room with feature granite fireplace and wood burning stove. Tiled floor. Partially glazed patio door and window overlooking front garden.

BEDROOM 2:- Good size double bedroom with direct access to a well appointed 'jack and jill' downstairs bathroom.

BATHROOM 1, to include built in shower and cubicle, wash hand basin with vanity unit, mirror and toilet. This bathroom can also be accessed via the lounge.

FIRST FLOOR:

MASTER BEDROOM:- very spacious with a cathedral ceiling exposing original beams and features.

BEDROOM 3:- Double bedroom .

BATHROOM 2:- Built in shower and cubicle, wash hand basin with vanity unit, mirror and toilet. This bathroom also has a 'jack and jill' arrangement so can be easily accessed from either bedroom.

OUTSIDE: There is a large gravelled parking area which will easily accommodate several cars. The pretty turning circle with its abundance of shrubs and flowers makes for easy access in and out of the