

**** Under offer **** Former watermill with 6 bedrooms & 3 bathrooms, double glazing, lovely garden with views



INFORMATION

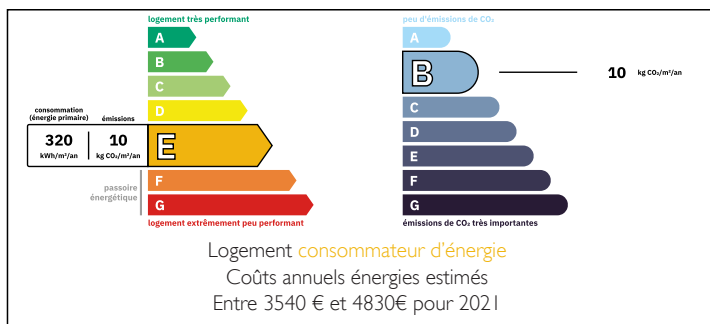
Town:	Feugères
Department:	Manche
Bed:	6
Bath:	3
Floor:	207 m2
Plot Size:	16428 m2



IN BRIEF

A beautiful former Normandy watermill, now modernised to provide a comfortable property with pretty gardens and not overlooked. The house is spacious with 6 bedrooms, one on the lower-ground floor with a bathroom alongside. Windows are all double glazed, and there's a cosy woodburner in the sitting room. It sits on the outskirts of a small village in a quite situation with shops and schools nearby.

ENERGY - DPE



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: 255 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The ground floor :

Sitting room with woodburner

Dining room

Bathroom with bath, WC & basin

Fitted kitchen with breakfast area and door to garden

Bedroom with en-suite shower, basin and WC

First floor :

Large room with sitting area, office and library

Two bedrooms

Bathroom with shower/basin/WC

Second floor :

Landing area with desk

Three bedrooms

Outside -

The gardens are lawn & flower borders. Areas for parking, vegetable garden etc. A stone outbuilding, one currently a firewood store.

Well-situated, it has the market town of Périers nearby for shops, schools, and some amenities. Larger shops and services within 20 minutes drive in Saint Lô. The railway station at Saint Lô takes you to Paris in 2 hrs, and the main ferry port of Caen is approx 40 mins. The beaches are within half an hour – a great location!

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