

Lovely cosy woodhouse in perfect condition, 2/3 bedrooms, 9 700m2 of land



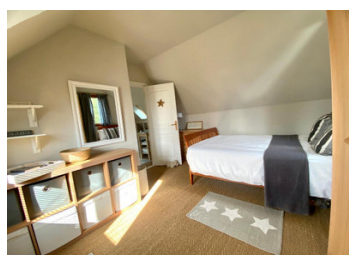
INFORMATION

Town:	Montcuit
Department:	Manche
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	9700 m2

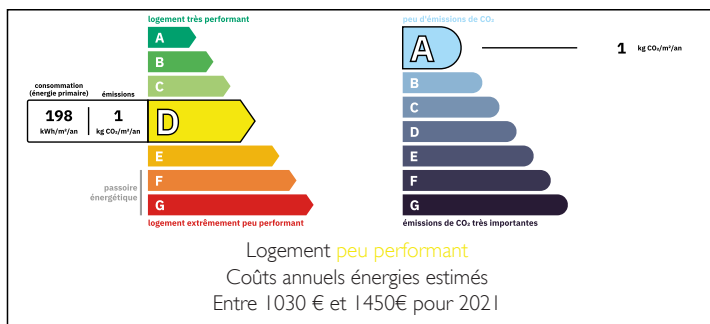
IN BRIEF

In a quite village, between Coutances and Saint-Lô, a charming woodhouse in perfect condition with:

- groundfloor: a 40sqm living room with a woodburner, a fully equipped kitchen, one office (or a child bedroom), a laundry room, a toilet and a utility room.
- on the first floor : two bedrooms (respectively 12,5sqm and 1,4sqm), and a bathroom.



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.



DESCRIPTION

The land is well-maintained. There are beautiful trees. Good configuration for a horse or a donkey.

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



LOCAL TAXES

Taxe foncière: 417 EUR

Taxe habitation: EUR

NOTES