

Pretty 3 bedroom family home with three ponds & outbuildings +B&B/gite potential, on a parcel of 1.4 hectares.



## INFORMATION

Town:	Saint-Michel-de-Montjoie
Department:	Manche
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	14150 m2

## IN BRIEF

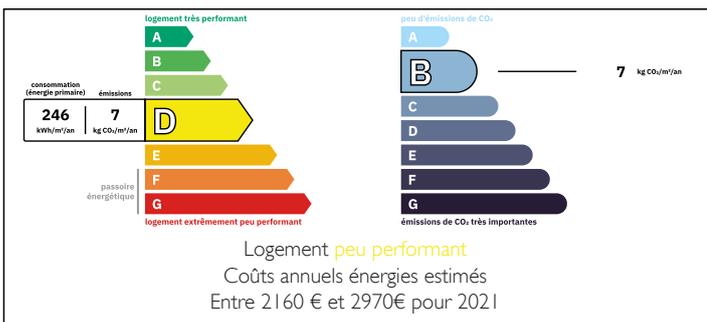
Situated in a hamlet yet in a private position; renovated over the years by the present owners to create a spacious family home. Combining the comforts of modern living whilst retaining some traditional features and character.

Together with three well stocked private fishing ponds and spread over a generous plot of 1.4 hectares: With terrace's, a bar and patio for entertaining, all enjoying the views of the ponds, lawns and mature borders.

There are a couple of workshops/barns as well as a small building which could be converted; subject to planning permission, which would make an ideal "fisherman's cottage" (and is already partly renovated.)

All pleasantly situated just 2.5km from a village with a bakery, bar & épicerie between the market towns of Sourdeval & St Pois. Within close proximity to Lac D'athee and an 18 hole golf course....

## 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

Presently arranged as follows:-

On the ground floor:-

Conservatory 44m<sup>2</sup>

Kitchen 13.5m<sup>2</sup>

Utility room with WC 6m<sup>2</sup>

Dining room 22m<sup>2</sup>

Living room with woodstove 30m<sup>2</sup>

The first floor is divided into two sides and reached by two sets of stairs. The first flight of stairs lead from the sitting room to a master bedroom with a roll top bath and W.C.

The second flight of stairs lead from the dining room to a further two bedrooms and a family bathroom.

The layout of the property could lend itself to the creation of a B&B or a slightly more private area for visiting relatives or extended family living.

Heating is provided by two wood burning stoves and electric radiators.

Loads of potential to create a self-sufficient lifestyle or business opportunity with a B&B or gite, simply perfect for fishing enthusiasts!

Exterior:-

Attached garage/workshop

Patio & terrace

Bar

Three "stocked" fishing ponds

Mature gardens and paddock.

Gite/ one bedroom cottage for renovation - subject to planning (Partially renovated with services in place.)

Many more images are available upon request.

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

## NOTES