

Detached 4 bedroom, 4 bathroom property, 7 acres of land, 30minutes from the coast.

EXCLUSIVE



## INFORMATION

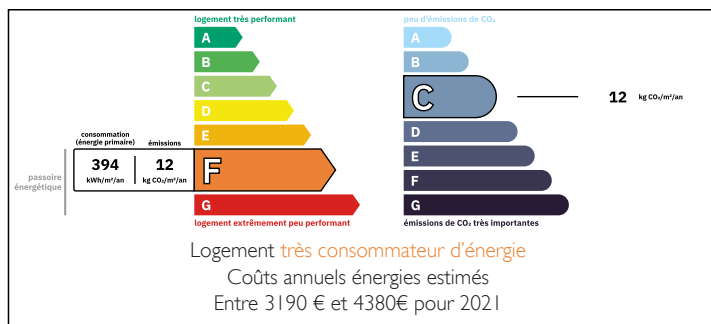
Town:	Le Mesnil-Eury
Department:	Manche
Bed:	4
Bath:	4
Floor:	160 m2
Plot Size:	28947 m2

## IN BRIEF

This spacious, traditional property, in need of refreshment, is situated in a very quiet country area, 13 kms from Periers, 15 kms from St Lô, with trains to Paris. Just an hour to the ferries at Cherbourg and Caen, 30 minutes from the east coast of the peninsula.



## 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 property comprises :

Ground floor :

Entrance hall

Living room with wood burner

Large conservatory overlooking the land

Large kitchen / Dining room with wood burner

Bedroom with shower room and wc

WC

First floor :

3 Bedrooms each with shower room and wc

Attic above

Garage attached, double glazed throughout, electric heating, outbuildings to be renovated.

## LOCAL TAXES

**Taxe foncière: 842 EUR**

**Taxe habitation: EUR**

-----

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

## NOTES