

A 4 bedroomed equestrian property with 14 boxes and pasture, stone outbuildings, no near neighbours



INFORMATION

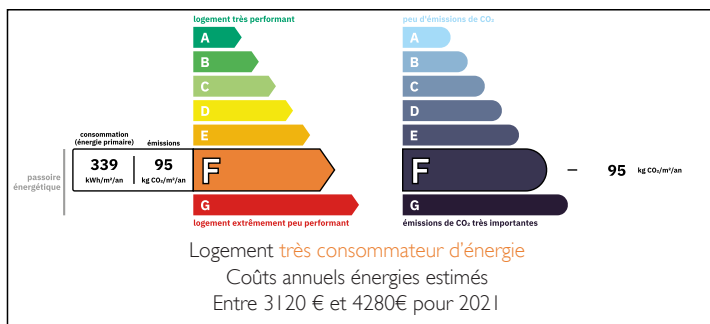
Town:	Cerisy-la-Forêt
Department:	Manche
Bed:	5
Bath:	2
Floor:	134 m2
Plot Size:	7677 m2

IN BRIEF

Situated in the beautiful countryside of Normandy, with St Lô and its famous haras only 10 minutes away, this 4 bedroomed stone house has 14 boxes, with equine ultrasound suite, stone outbuildings and pastureland adjacent. Elsewhere on this website is the separate stable block 150 metres along the lane – ref A25991BS50



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

Entrance to courtyard with house and outbuildings

Ground floor

Sitting dining room with fireplace

Fitted kitchen

Utility room

Bathroom with shower & double-basin

Separate WC

Bedroom / office

First floor

Four bedrooms

Bathroom with bath and basin

Separate WC

Large attic space above

Central heating with radiators in all rooms (NB boiler in need of replacement)

Stone outbuildings, workshops, garage etc

Fourteen boxes (water and electricity) also equine ultrasound suite

Planned large hanger with permission to complete (footings in place)

Pastureland adjacent

LOCAL TAXES

Taxe foncière: 1352 EUR

Taxe habitation: EUR

NOTES

The beautiful and historic county town of St Lô is less than 15 minutes drive, with it wonderful shops and restaurants, museum, market and the stunning Haras. The railway station has a regular service to Paris (takes 2hrs), the ferry ports of Cherbourg and Caen are under an hour, the airport at Carpiquet is 20 minutes.

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