

Under offer - A typical Normandy half timbered house near Domfront



INFORMATION

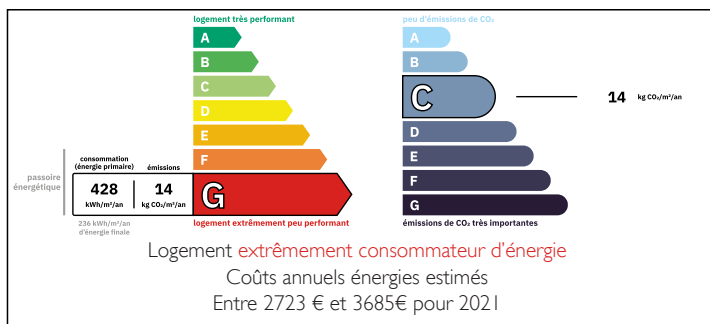
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|-------------|---------------------------|
| Town: | Saint-Georges-de-Rouelley |
| Department: | Manche |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 112 m2 |
| Plot Size: | 237 m2 |



IN BRIEF

Quite charming and Domfront is a stones throw away. This property has many original features dating from 1869. It has a large lounge with wood burning stove and recently tiled floor, adjoining a well equipped kitchen. A further room leading from the kitchen is a very large wine cellar and workshop/utility room. The first floor bedrooms and bathrooms are, spacious, light and with quality double glazing. Ensuite bathrooms for each bedroom allows this to be a chambre d'hote/guest house possibility for a little revenue. The location is not isolated but affords privacy and good contact with neighbours which ever you choose. A well laid gravelled courtyard leads from the kitchen for al fresco dining / BBQs or just a glass of wine in the evening sun. Plus there is a good size car parking space there, a...

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 house comprises:-

On the ground floor;

Lounge - 35m² with wood burning stove, colombage detail on the walls and parquet flooring.

Kitchen - 21m² - with new tiled floor, and fitted units.

Wine cellar and workshop combined - 20m²

On the first floor;

Leading from the spacious landing the master bedroom with adjoining spacious bathroom with bath and shower over, wash hand basin and WC - 18m². Bedroom 2 comfortable and double glazed.

The landing ideal space presently used as a bureau.

The second floor loft space is perfectly comfortable for two or more bedrooms.

LOCAL TAXES

Taxe foncière: 321 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