

Charming 3/4 bedroom house with adjoining gite set in peaceful countryside just 15 minutes from Coutances

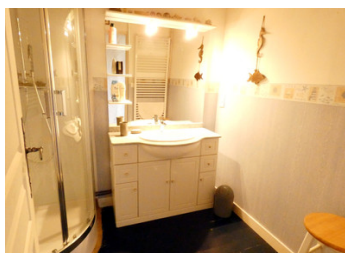


INFORMATION

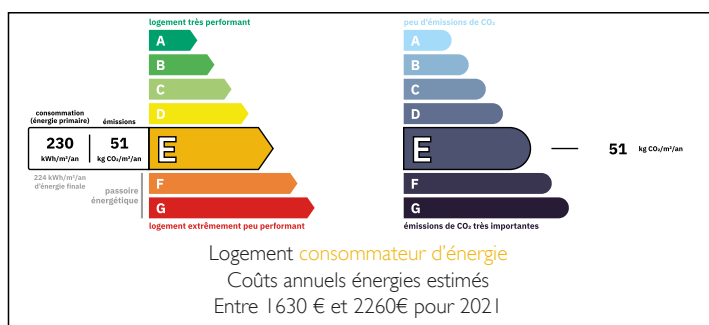
Town:	Montpinchon
Department:	Manche
Bed:	4
Bath:	3
Floor:	112 m2
Plot Size:	1445 m2

IN BRIEF

Tucked away at the end of a no-through lane, this lovely stone property is perfect for those looking for privacy in a tranquil setting. On the ground floor, a roomy living room is the perfect place to relax with its impressive stone fireplace, perfect for cosy evenings. A hallway leads to a separate kitchen and bathroom. To the rear of the house is a large utility room, perfect for storage. The first floor offer 3 good sized bedrooms, one with mezzanine for extra bedroom space. Adjoining the house is a 1-bed self-contained annexe, perfect for use as a gite or for guests. The house is set in manageable gardens with separate garage. Overall a lovely property in good condition.



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

Semi-detached house with double glazing and oil-fired heating.

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



LOCAL TAXES

Taxe foncière: 418 EUR

Taxe habitation: EUR

NOTES