

Pretty 3-bedroom country house with large gardens and outbuildings, new kitchen, 2 new wood and pellet burners



## INFORMATION

|             |                           |
|-------------|---------------------------|
| Town:       | Saint-Hilaire-du-Harcouët |
| Department: | Manche                    |
| Bed:        | 3                         |
| Bath:       | 2                         |
| Floor:      | 141 m2                    |
| Plot Size:  | 5355 m2                   |



## IN BRIEF

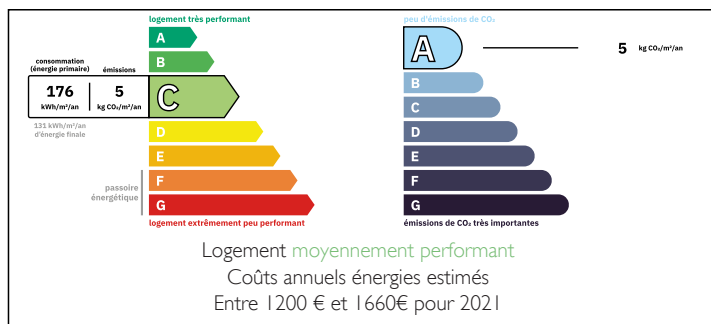
This delightful country cottage with outbuildings and a lovely garden has everything you need for your new life in France. Situated outside the hamlet of Saint-Martin-de-Landelles and a short drive to the market town of Saint-Hilaire du Harcouët, this house full of character has been nicely renovated with some original features left intact, feature fireplace, beams, exposed stone walls.

The entrance hall leads you to a family bathroom with WC and a useful laundry/utility room. Off this you enter a cosy living room with a brand new pellet burner and a bright fully renovated country kitchen-diner with a new wood burner and enough room for a dining table.

In the entrance, you find a first staircase leading to a nice double bedroom. This part of the house could be used/rented as an independent apartment.

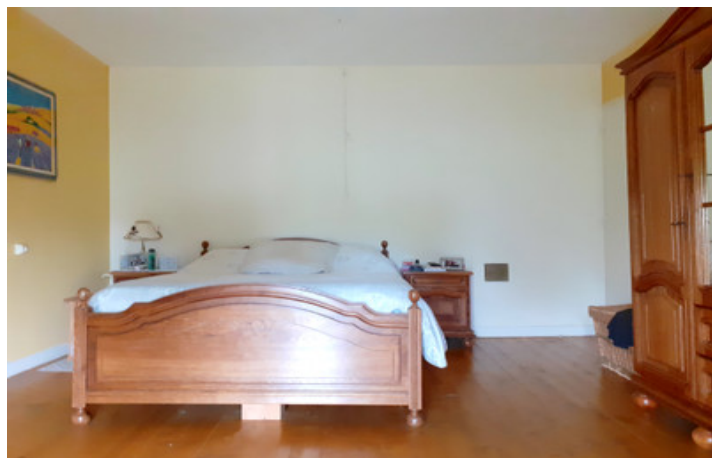
Back to the living room you...

## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1068 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Opposite to the house, you have a nice terrace with views onto the gardens and the countryside. The lovely garden with an orchard is set on 5355m2 of land.

A barn and an old stable with a lot of potential complete the property.

Optical fibre and conforming septic tank.

Conforming septic tank.

Recent renovation work (40.000 €): 1 wood burner, 1 pellet burner, new fully fitted kitchen with new electrics & plumbing & wall insulation, electric radiators.

Ground floor: kitchen:28.64 m2, living room: 28.74 m2, hallway: 11.72 m2, laundry: 2.98 m2, bathroom: 7.63 m2;

First floor: landing: 9.76 m2; bedrooms: 12.70/19.43/14.65 m2; shower room: 5.20 m2

Set in the pretty Manche countryside and not far from amenities, 6km from Saint Hilaire du Harcouët with all facilities including bars, restaurants, schools, health facilities and banks, 10 km from Louvigné-du-Désert, 14 km from Saint-James 26 km from medieval town of Fougères, 28 km from Avranches, 30 km from Mont Saint-Michel and the coast, an hour from Rennes' airport, 1hr 35 min from Ouistreham ferry port.

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