

**** UNDER OFFER **** Large stone farmhouse for renovation, no neighbours, large stone outbuildings, great views.

EXCLUSIVE



INFORMATION

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|-------------|----------|
| Town: | Thèreval |
| Department: | Manche |
| Bed: | 0 |
| Bath: | 0 |
| Floor: | 160 m2 |
| Plot Size: | 15994 m2 |

IN BRIEF

Character stone farmhouse with extensive stone outbuildings, over a hectare of land. For complete renovation. Less than an hour's drive to Cherbourg or Caen ferry ports, and only 35mins from either the west or east coast beaches makes this a perfect spot for tourism or leisure. Private location, not overlooked.



ENERGY - DPE

DPE not required.

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

Approached by a private drive, the house sits in an elevated position with sweeping views. Potentially has numerous bedrooms, reception rooms etc

Main house, ground floor (approx 80m2) ;

Two large rooms, one with vast fireplace

One small room

Two medium rooms destined for kitchen and utility rooms

Stairs to first floor (approx 75m2) ;

Two large bedrooms

Open space (currently no floor) for further bedrooms

Outside – large private parking area. Large stone outbuildings. Field.

Within easy reach of the main county town of St Lô with all big shops and amenities (10 mins) which has a regular rail service to Paris (2hrs), D-day beaches 30 mins, ferry port approx 55 mins. Nearest bakery, 4 mins.

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

LOCAL TAXES

Taxe foncière: 359 EUR

Taxe habitation: EUR

NOTES