

## Pretty detached cottage in a private location close to St Cyr du Bailleul



## INFORMATION

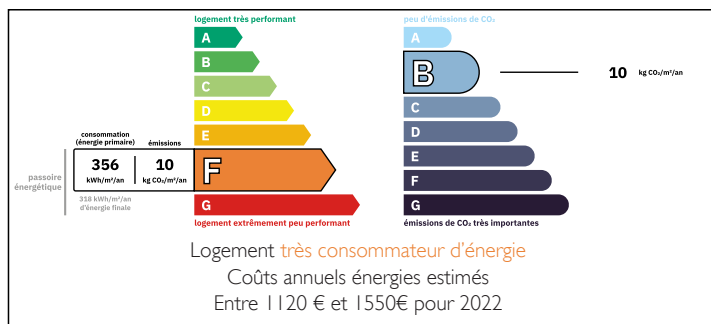
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Cyr-du-Bailleul |
| Department: | Manche                |
| Bed:        | 2                     |
| Bath:       | 2                     |
| Floor:      | 67 m2                 |
| Plot Size:  | 2403 m2               |

## IN BRIEF

A detached stone two bed cottage in a private location not far from a sleepy village. An ideal location offering privacy but not isolation. There is scope to change the layout and also extend into the good sized attic space. All the accommodation is ground floor at present. A tranquil rural setting. Ferries and airports within two hours. Caen 117km. St Malo 108km. Rennes airport 104km. Mont St Michel and the coast approximately. 65km. A great holiday or permanent home. Viewing recommended.

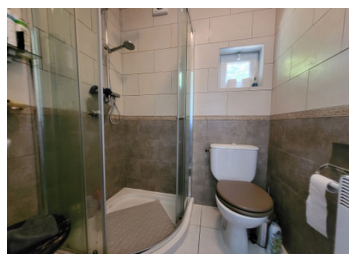


## ENERGY - DPE



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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.



## DESCRIPTION

Accessed via a private lane, this property offers tranquility in spades.

Accommodation Ground Floor.

You enter in to a good sized sitting room with insert wood burning stove. Off here is a double bedroom and to the back of this room another double bedroom with access to the rear garden as well as an ensuite bathroom. A corridor takes you to another shower room and the kitchen that has its own outside access. Good space with scope to change the layout if you wish to.

The house is double glazed. Heating is via the wood stove or electric heaters.

First Floor.

A large attic with the potential for conversion subject to any necessary permissions.

Outside.

The grounds are mature and laid mostly to lawn with plenty of trees. There is a separate small paddock to the front and a terrace/patio to the front of the house along with parking for more than one car.

Located very close to a voie verte/disused railway track. Ideal for walkers.

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

## LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

## NOTES