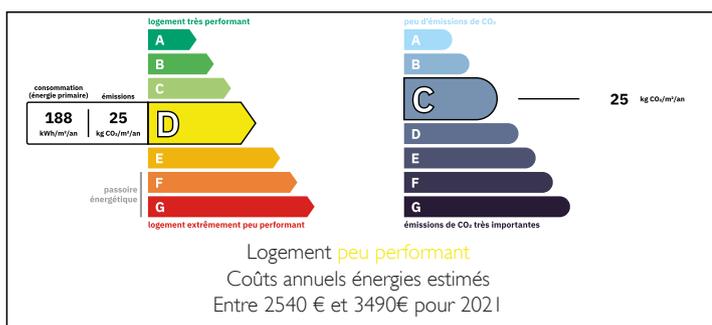


Under offer- Fantastic Opportunity: Versatile Family Residence or Ideal Lock-Up-and-Leave Holiday Home!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Martin-le-Bouillant
Department:	Manche
Bed:	3
Bath:	3
Floor:	139 m ²
Plot Size:	5652 m ²

IN BRIEF

A dwelling, built partly of stone and partly of aggro, with a slate roof, comprising:

a first part (built of agglos) comprising :

- Ground floor: kitchen, living room, dining room
- At the rear: Boiler room with hot water tank and boiler with access to a shower room and WC.
- First floor: two bedrooms.

a second part (built in stone) comprising:

- Ground floor: living room with fireplace, kitchen, cloakroom with access to a bathroom and WC.
- First floor: a landing, a bedroom and a shower room with WC.

Garage.

Building used as outbuildings.

Brecey – 7km

Villedieu-les-Poêles – 11 km

Vire-en-Normandie – 26km

Saint-Hilaire-du-Harcouët – 27km

Granville – 40km

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

Located in a peaceful rural hamlet, this property is perfect for nature lovers, with walking trails starting right from your doorstep and extending towards the nearby river. The property benefits from oil fuelled heating, underfloor heating in the house on the right of the main photo with the large lounge plus electric radiators and a wood burning stove.

The house is conveniently situated just 5 minutes southeast of Saint Martin le Bouillant and less than 10 minutes from Brécey. The Hippodrome de Bourigny is a short 3-minute drive away, while the larger towns of Granville (with its ferry port) and Saint Lô are around 40 minutes away. Avranches is also within a 30-minute drive.

Upon entering, you are welcomed into a spacious lounge featuring a wood-burning stove, which flows into a bright and well-equipped kitchen with a dining area and access to the outdoor terrace. The kitchen enjoys wonderful views of the surrounding hills. This level also includes a bathroom with a large corner bath and a separate toilet. Upstairs, a landing leads to the main bedroom, which showcases an exposed stonewall feature, along with a generously sized shower room with WC.

The lounge also connects to a large dining room, currently set up as a spare bedroom. From here, you can access the second part of the house, which could serve as a separate gîte. This section has its own cosy lounge area leading into a kitchen-dining room with direct access to the front terrace. A...

LOCAL TAXES

Taxe foncière: **889 EUR**

Taxe habitation: **EUR**

NOTES