

Rare find 3 bed house plus gite



INFORMATION

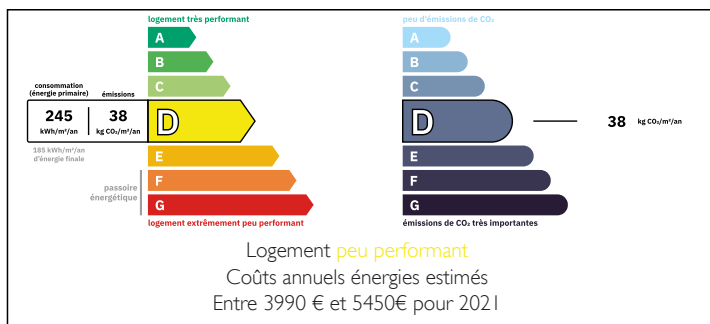
Town:	Tessy-Bocage
Department:	Manche
Bed:	4
Bath:	4
Floor:	193 m2
Plot Size:	27000 m2

IN BRIEF

Attractive Country House situated in 2.7 hectare of land. Easy access to A84. 3 bedrooms in main house plus 1 bedroom gite.

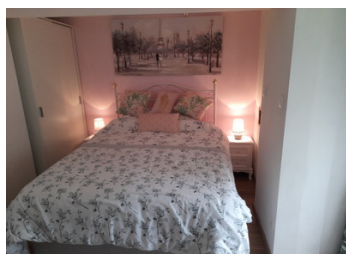


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground level, access to the spacious one bedroom self contained gite.

Laid out as follows - Good size lounge, plus separate fully fitted kitchen/dining room. With access to outside patio/kitchen area.

Shower room and w.c.

One double bedroom.

The main house is accessed via an external staircase up one floor.

Enter into. Lobby area, leading through to fully fitted kitchen.

From here a large lounge/dining space with feature fireplace and vaulted ceilings. Access to a grand mezzanine landing area.

From the lounge a family bathroom and separate w.c. plus good sized office, or bedroom 3.

On the 2nd floor, two spacious en-suite bedrooms, one with it's own balcony area, offering views over the lovely gardens.

The land offers differing areas, beautiful mature gardens, paddocks, woodland and a pond area. Ample parking areas.

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