

Pretty stone 3 bedroom house located on the edge of a village with a large garden and heated swimming pool.



INFORMATION

Town:	Gathemo
Department:	Manche
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	4100 m2



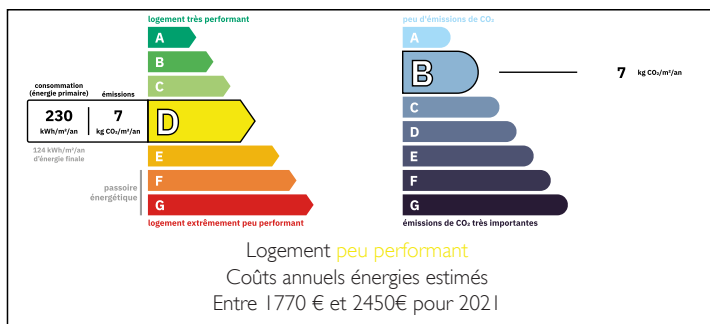
IN BRIEF

This very pretty house is located in a small hamlet just outside the village of Gathemo and within a 15 minute driveway from the popular market town of Vire. The property is also approx 10 kms from the 18 hole Golf Course at the Lac de la Dathée, which is perfect for the keen walker, cyclist and fisherman, with a 6km footpath around the lake.

The property is located on a small no through road with countryside views from the house and gardens. The property boasts an in ground heated swimming pool which is heated via an air-source heat pump which was installed in 2022.

This house would make a perfect permanent or holiday home, and with lots of potential as a holiday letting business.

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 foncière: 865 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor of the house is a large kitchen and dining room with a granite fireplace and insert wood burner. To one side of the kitchen is the lounge with French doors out to the patio and gardens. On the other side of the kitchen is a large shower room and W.C., which also serves as a laundry and utility room, currently housing the washing machine and dryer. A small inner hallway leads to a door to the garage and boiler room and stairs to the first floor.

The garage/workshop is approx 6 x 4 meters, has sliding doors and a concrete floor with an internal door and access to the house.

Upstairs there is a spacious landing, currently serving as a small office area. There are 3 bedrooms and a family bathroom with bath, shower and W.C.

The property has a gated entrance and is completely fenced. The swimming pool (32,000 Litres) is heated via an air-source heat pump. The pool liner will be replaced in the Spring of 2025.

The property has previously been successfully rented out during high season. The local team of care takers are happy to continue with the management of of the property. The furniture can be included in the sale, providing a turn key home or business to future owners.

The property is connected to fibre optic and 4G coverage allowing the possibilities of working from home in an incredible calm and peaceful environment.

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