

Cosy and comfortable home plus separate 5-bed gite providing income - perfect solution!



## INFORMATION

Town:	Isigny-le-Buat
Department:	Manche
Bed:	6
Bath:	3
Floor:	210 m <sup>2</sup>
Plot Size:	6280 m <sup>2</sup>

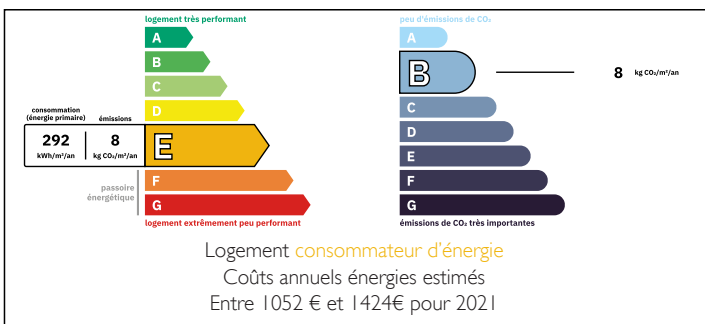
## IN BRIEF

Perfect opportunity for anyone looking to move to France who will require an income! A cosy and comfortable home with many traditional features set in the beautiful Normandy countryside AND a 5-bedroom gite which can bring in 25 000 euros/year plus.

These charming, traditional colombage houses are on a generous one-and-a-half-acre plot, planted with mature trees and shrubs for easy maintenance. They are in good condition and are totally independent as they each have their own electric and water meters, and their own septic tanks.

The house comprises an open-plan kitchen/living/dining room and a bathroom with a bath and a separate shower on the ground floor and a bedroom and a large mezzanine which could be used as an additional bedroom on the first floor. The heating is from a woodburner.

## 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

The gite has a large living and dining room, fitted kitchen and bathroom on the ground floor and 5 bedrooms and a second bathroom above. The heating is from the woodburner and from electric heaters. There is an additional undercover seating area outside and plenty of space for parking cars. It's a great set-up so if you are looking for a change of scene and want to enjoy the quality-of-life France can offer please contact me now to arrange a viewing.

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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: 1164 EUR**

## NOTES