

UNDER OFFER Character 3 bedroom Stone House, Close to Market town of Saint Hilaire du Harcouet

EXCLUSIVE



INFORMATION

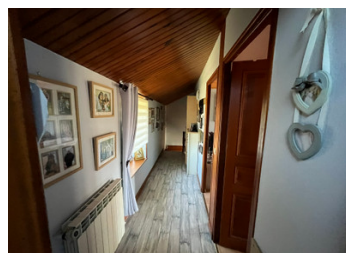
Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1800 m2

IN BRIEF

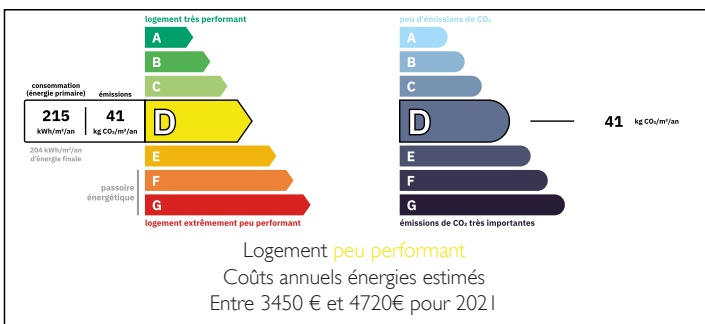
Nestled in a peaceful setting yet conveniently close to major transport links to the UK, this beautifully presented stone cottage offers the perfect blend of character, space, and modern comfort. Boasting three generously sized bedrooms and two shower rooms, the property provides ample room for family living or hosting guests.

The heart of the home is a spacious lounge area, complete with a cozy wood-burning stove, ideal for relaxing evenings. A well-equipped kitchen and separate utility room cater to all practical needs, while a large garage and additional outbuilding provide excellent storage or workshop potential.

Whether you're seeking a charming full-time residence or a tranquil retreat with easy UK access, this property delivers both style and convenience.

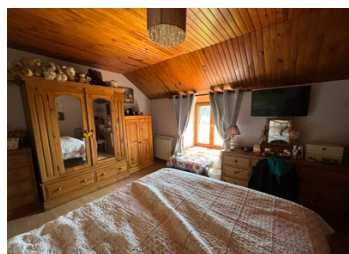


ENERGY - DPE



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.



DESCRIPTION

Charming 3-Bedroom Home in Peaceful Countryside Setting.

This delightful property offers a perfect blend of comfort and convenience, featuring:

3 well-proportioned bedrooms,
2 bathrooms, including one conveniently located on the ground floor,
A spacious kitchen alongside a separate utility room,
Cozy lounge with a wood-burning stove, ideal for relaxing evenings,
Generous garden space, perfect for outdoor living and entertaining,
and off-road parking and a garage for secure storage and convenience.

Located just a short distance from the picturesque town of Saint Martin de Landelles, this home enjoys a tranquil rural setting while remaining within easy reach of key destinations:

40 minutes to Mont Saint-Michel,
1 hour to Dinard Airport,
1 hour 30 minutes to the ferry port.

Ideal as a family home or countryside retreat, this property is a must-see for those seeking charm, space, and excellent accessibility.

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

LOCAL TAXES

Taxe foncière: 749 EUR

Taxe habitation: EUR

NOTES