

Elegant 4 bedroomed detached town property, beautifully restored. Walking distance to shops. Mains drainage



## INFORMATION

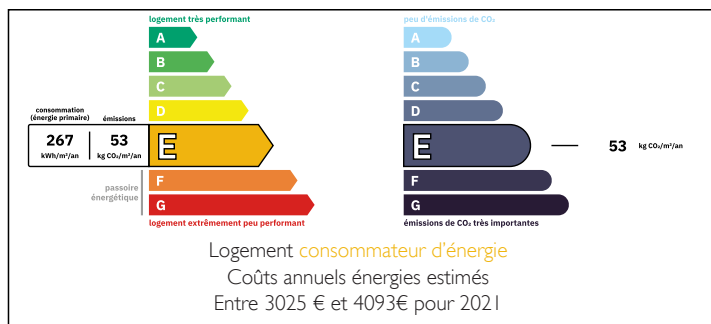
Town:	Torigny-les-Villes
Department:	Manche
Bed:	4
Bath:	4
Floor:	175 m2
Plot Size:	2328 m2

## IN BRIEF

This beautifully restored property sits on the edge of a bustling market town in the heart of Normandy. It has 4 bedrooms, 3 of which are en-suite, one of which is a 2nd floor studio/bedroom with shower room. The mature gardens have a large parking area with undercover parking space, and a character stone outbuilding for tools and wine storage. It has many original charming features alongside 21st century comforts such as central heating, double glazing, and high-speed internet access.



## 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

Ground floor -

Entrance hall with staircase

Impressive character sitting room with original features and woodburner.

Dining room with fireplace

Office area

Fitted kitchen

Utility/boiler room

Separate WC

First floor -

Two bedrooms, each with en-suite shower/basin/WC – one also has bath tub

Separate bedroom with its own staircase + bathroom with shower/basin/WC

Second floor -

Studio bedroom & seating area with shower room, basin and WC.

Outside – large car-parking area, lawned gardens with shrubs & trees.

Outbuildings – small stone barn, covered parking area

Heating by oil-fired central heating & wood burner, windows are double glazed

Shops and services in Torigny-les-Villes are a few minutes walk, which has a lively weekly market. The county town of St Lô (15 minutes away) has all major amenities and a regular rail service to Paris. The D-day landing beaches are under an hour's drive, and are also lovely sandy beaches for family days out. Ferry ports approx 40 minutes

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