

Spacious family home for family, pets and peace and quiet, not far from convenient shopping.



## INFORMATION

Town:	Ger
Department:	Manche
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	10046 m2

## IN BRIEF

A charming stone house with a slate roof, combining authenticity with modern comforts. The spacious ground floor includes a large living room/kitchen with a wood-burning stove and fireplace, creating a cosy atmosphere. With a bedroom and shower room on the same level, it offers practical accessibility. The outbuildings, including a breeze-block garage and a wooden garage, as well as a utility room and a cellar, provide valuable storage space.

Ger village - 3kms

Sourdeval - 15kms

Tinchebray - 15kms

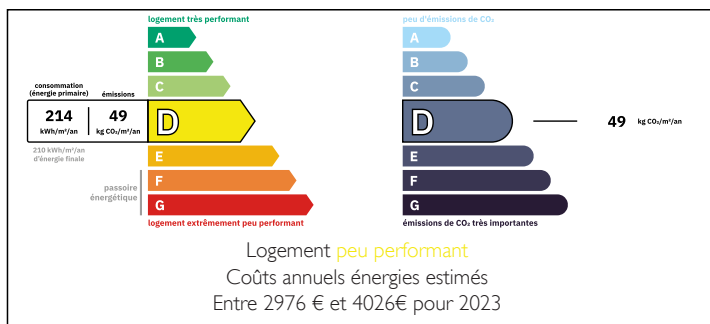
St cornier des landes epicerie et café - 12 kms

Vire and station and all services - 26kms

Airport at Caen carpiquet - 93kms

Ferry port at Caen - 105kms

## 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

An idyllic countryside retreat! The combination of vast fenced land, stunning views, and ample space for animals makes it perfect for someone seeking a serene, rural lifestyle. The potential to convert the space above the first floor into additional rooms is a fantastic opportunity for a growing family or for creating guest accommodations. The spacious, sunlit kitchen diner with views of the forested land adds to the charm, making it a cozy yet open space for gatherings.

It truly seems like a dream property for nature lovers and those looking for tranquility. Are you interested in crafting a real estate listing, perhaps looking for buying advice, or just daydreaming about rural living?

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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 habitation: EUR

## NOTES