

**\*\* UNDER OFFER \*\*** Character 3 bedroomed country house, restored to a good standard. Mains drains



EXCLUSIVE

## INFORMATION

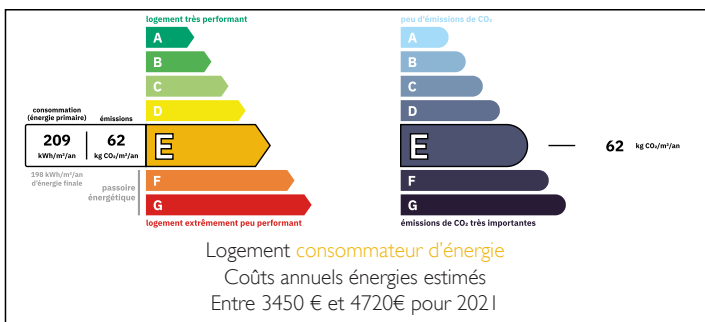
|             |        |
|-------------|--------|
| Town:       | Airel  |
| Department: | Manche |
| Bed:        | 3      |
| Bath:       | 3      |
| Floor:      | 132 m2 |
| Plot Size:  | 980 m2 |

## IN BRIEF

A great 3 bedroomed stone house in the beautiful countryside of Manche, Normandy. Only 2 minutes from the local shops and bar. It's been recently restored to include central heating, double glazing & mains drainage, has 3 good bedrooms with 2 bathrooms on the first floor. A cosy woodburner in the kitchen/diner adds character and warmth, and the sunny conservatory extending from the sitting room with its sweeping views of the countryside is the perfect spot for relaxing.

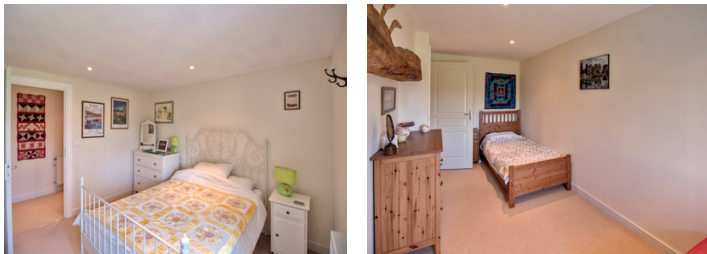


## ENERGY - DPE



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

Ground floor -

Entrance hall leading to ;

Kitchen / dining room with views - woodburner

Sitting room with conservatory – views over garden and countryside

Separate WC – also has central heating boiler

First floor -

Master bedroom

Shower room with WC

2 bedrooms, one has en-suite shower & WC

Loft space above with staircase access, convertible

Outside – lawned gardens

Garage of 36m<sup>2</sup> with workshop space and oil storage tank

Car parking space for at least 3 cars

Connected to mains drains

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

Shops and services in the local village of Airel are a 2 minute drive. The nearby train station at Lison (4 minutes) has a regular service to Paris. The county town of St Lô (12 minutes away) has all major amenities. The D-day landing beaches are only a 30 minute 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>

## LOCAL TAXES

Taxe foncière: **669 EUR**

Taxe habitation: **EUR**

## NOTES