

UNDER OFFER Village House with 4 bedrooms and walking distance to amenities

EXCLUSIVE

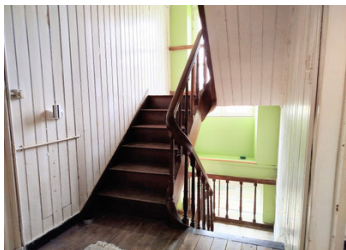
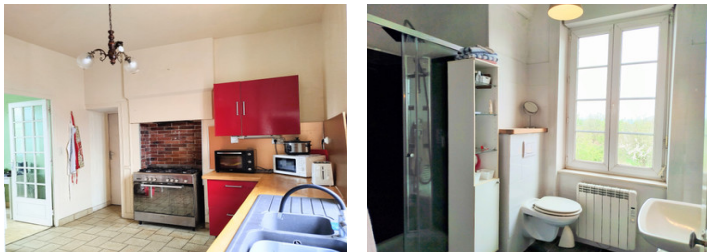


## INFORMATION

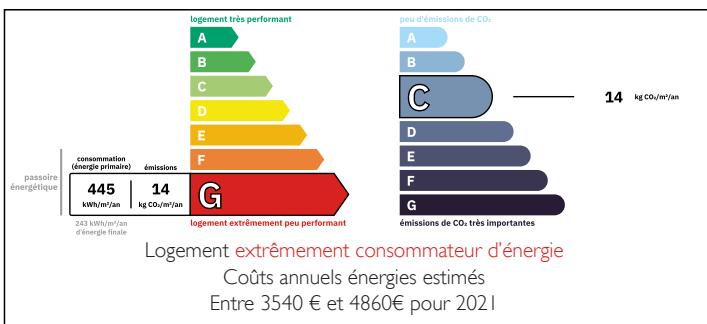
Town:	Buais-Les-Monts
Department:	Manche
Bed:	4
Bath:	1
Floor:	85 m2
Plot Size:	980 m2

## IN BRIEF

Great size family home, with potential needing some renovation and modernisation



## 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 and Spacious Home requiring some modernisation

As you step through the front door, you are welcomed into a spacious hallway featuring a sweeping oak staircase. To the right, the newly fitted kitchen is stylish with ample space for a central dining table.

Double doors lead to a separate dining area, with the potential to create an expansive open-plan kitchen/diner.

To the left of the hallway, a generous living room benefits from double-aspect windows, built-in storage, and an inviting inset log fire. Additionally, the ground floor includes a practical utility room with space for a large chest freezer and washing machine, along with a separate toilet.

To the right of the property, a substantial garage with a dedicated workshop area provides direct access to the main house.

Ascending to the first floor, a spacious landing leads to four well-proportioned bedrooms and a recently updated shower room featuring a modern walk-in enclosure. A second oak staircase takes you to a loft space with full head height, offering an excellent opportunity for conversion into additional bedrooms.

Beneath the house, a large cellar provides valuable storage space.

Outside, the property boasts a gravel patio area to the rear, expansive lawn gardens, chicken coops, and a pond, creating a perfect balance of outdoor living and rural charm.

Recent improvements include lime pointing on the rear wall and extensive electrical updates. The property is connected to mains drainage and

## LOCAL TAXES

Taxe habitation: EUR

## NOTES