

Gorgeous stone barn conversion with views to die for close to popular St Hilaire du Harcouet.



## INFORMATION

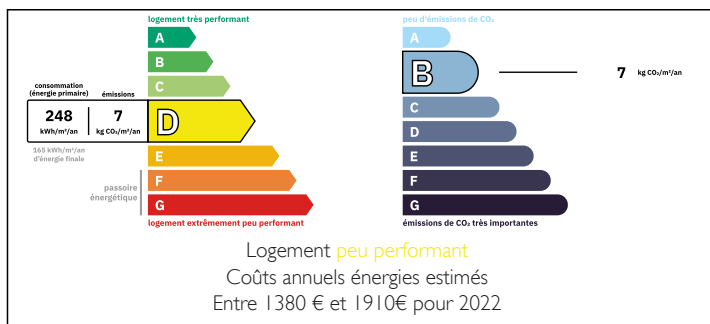
Town:	Les Loges-Marchis
Department:	Manche
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	851 m2



## IN BRIEF

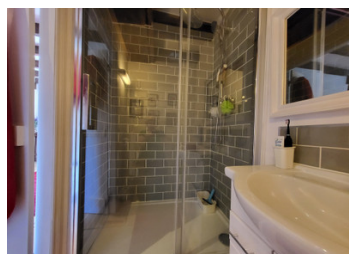
Set back in an elevated position off a country lane, this is a beautiful two bed, detached stone, barn conversion 9km from the popular market town of St Hilaire du Harcouet. An upside down house with the living/reception space on the first floor to take advantage of the superb views. The light is incredible. St Malo and Rennes airport 88km. Caen 125km. A rare find and viewing is essential.

## 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 foncière: 550 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Set back from the lane, the barn is in an elevated position with far reaching views over rolling countryside to the side.

Ground floor.

You enter into an airy hallway of around 18m<sup>2</sup> with two bedrooms off here. Bedroom one is a good sized double of about 18m<sup>2</sup> with an en-suite shower room tucked away to the rear of the room. The second bedroom is about 11m<sup>2</sup>. to the back of this room there is access to the family bathroom, which is also accessible from the hall. At the far end of the hall is a door leading to the garden. During conversion the owners have taken what was the barn door door space and put in a large glazed door with a window above adding light both downstairs and upstairs.

The property benefits from electric underfloor heating and double glazing throughout.

First Floor.

Solid wood stairs take you to a large over 50m<sup>2</sup> open plan, galleried living/dining/ kitchen space with wood burning stove at one end. The kitchen is fitted in shaker style units, with ample storage. The character of the original barn is apparent throughout, with exposed beams and an impressive ceiling height. To the back of the living/dining space next to the kitchen is a separate WC. hidden from view. The addition of windows to the rear and to one side again add to the light and feeling of space. Flooring is solid...