

Formerly two village houses now opened up into one large house.



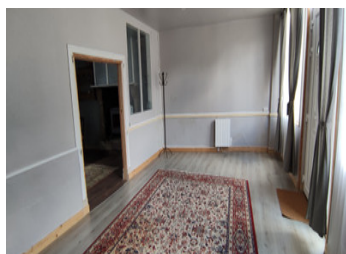
INFORMATION

Town:	Montbray
Department:	Manche
Bed:	3
Bath:	1
Floor:	169 m2
Plot Size:	220 m2

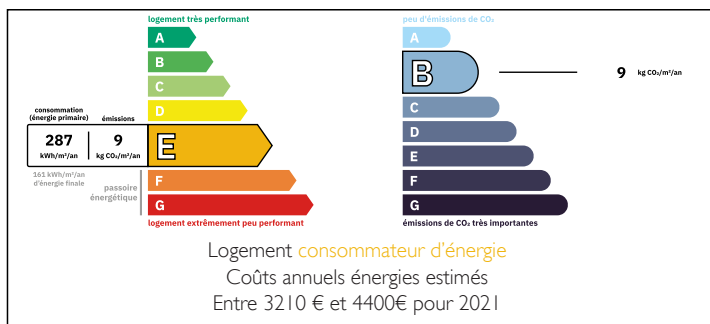
IN BRIEF

Formerly 2 properties now opened up in to one large property.

Set in the heart of this lovely village with bar/restaurant aswell as school.

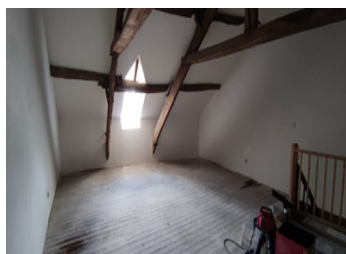
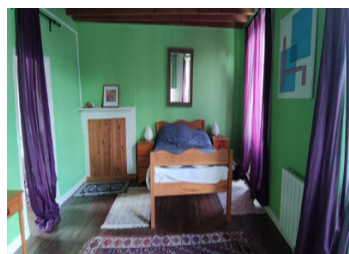


ENERGY - DPE



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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

The house is currently laid out as follows, but with lots of scope to easily change, to suit individual needs.

Enter into the lounge which is effectively in three parts, two sections on the right hand side flow front to back, the third is on the left and down a step, so would be an ideal dining room.

Open plan leading through to fully fitted kitchen. Windows and doors both front and rear, all double glazed and installed within the last few years.

1st floor - again on the right side of the house, 2 bedrooms plus family bathroom.

To the left a further lounge and space for bedroom 3 to the rear. This could be changed to bedroom 4 if necessary.

2 further staircases give access to 2 separate loft spaces, which could make further accommodation.

At the rear of the property there are numerous outbuildings for storage as well as large courtyard area.

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