

Ensemble of 2 houses plus 1-bed gite in a peaceful rural setting just 15 minutes from Coutances



## INFORMATION

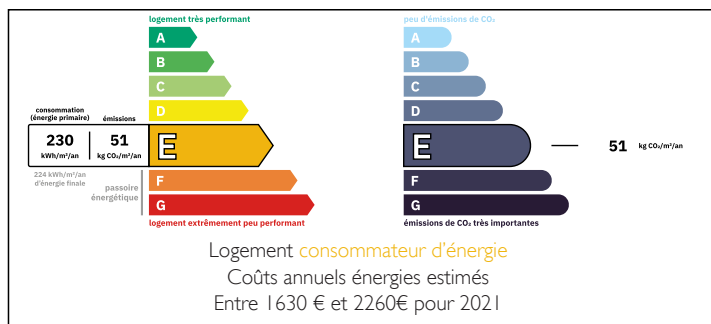
Town:	Montpinchon
Department:	Manche
Bed:	6
Bath:	4
Floor:	226 m2
Plot Size:	1990 m2

## IN BRIEF

Set in pretty countryside just 15-minutes from the Cathedral City of Coutances, with train link to Paris, this property offers plenty of possibilities. Comprising two houses, one, with 3/4 bedrooms in good order and move-in ready, the second, with 2-bedrooms, to renovate, plus 1-bed gite in good order and ready to rent or useful as an annexe for visitors. Both houses have recently been re-roofed and are double glazed.

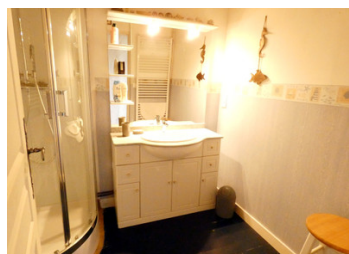


## ENERGY - DPE



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

House 1 - 112 m<sup>2</sup> with oil-fired central heating, double glazing, comprising :

Ground floor :

- Living / dining room with wood-burning fireplace
- Kitchen
- Bathroom with WC
- Office
- Boiler room

First floor :

- 3 Bedrooms, one with mezzanine
- Shower room with WC

Attic

Roofing and radiators renewed in last 5-years

House 2 - 114 m<sup>2</sup> - to be renovated, roof renewed recently, comprising :

Ground floor :

- Salon with fireplace
- Separate dining room
- Kitchen
- WC

First floor :

- 2 Bedrooms
- Bathroom & separate WC

Annexe / gite comprising :

Ground floor

- Salon
- Kitchen

First floor :

- Bedroom with ensuite shower room

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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