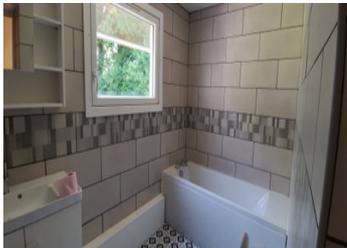


Under offer -Large family home in private setting between St Pois and Villedieu -les-Poeles.

EXCLUSIVE



INFORMATION

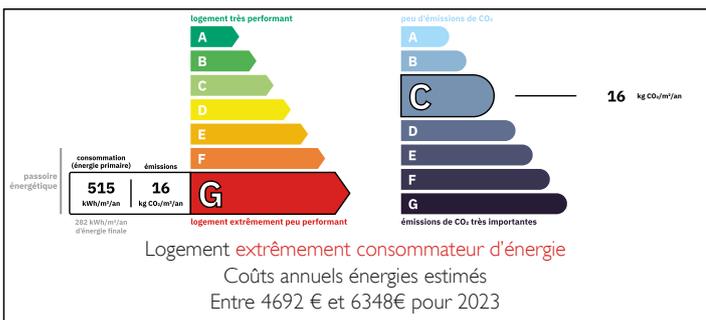
Town:	Coulouvray-Boisbenâtre
Department:	Manche
Bed:	4
Bath:	2
Floor:	110 m ²
Plot Size:	9300 m ²

IN BRIEF

Four bedroom family home with just under a hectare of land and wonderful views over the surrounding countryside.

Benefitting from recent works making it into a spacious family home, move in ready.

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

Laid out as follows -

Ground Floor - Enter into the spacious lounge with exposed beams and feature fireplace with wood-burning stove.

Dining room with views of the terrace & gardens.

Kitchen fully equipped with door to the garden.

Shower room and WC. , leading to shower room.

2nd good size lounge or downstairs bedroom, bedroom with & patio doors leading straight out to the garden.

Family bathroom with bath/shower combo & WC.

First floor - Large master bedroom with views of the gardens, exposed stone walls and A frames retained throughout.

Plus two further bedrooms.

Outside - Attached stone workshop.

Detached stone buildings, great condition ideal for storage or possible development subject to planning.

Pond with natural water source feed.

Large paddock.

Front gardens, sculptured with a mixture of plants, shrubs & trees, terrace with decked area.

All in all a great property, secluded, but not isolated. Move in ready and great if you want to start a small holding.

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