

**** UNDER OFFER **** Stone-built property, single storey, no neighbours. Double glazed, heat pump, parking,



INFORMATION

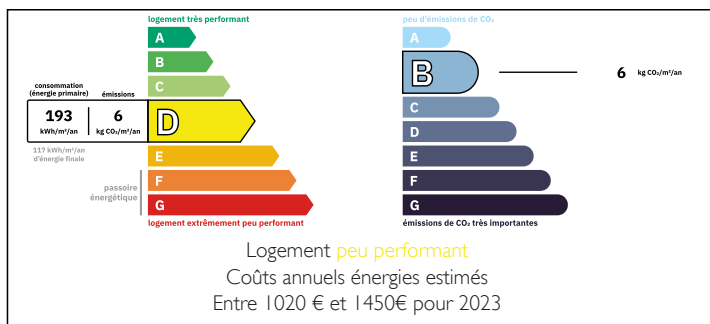
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|-------------|---------------------|
| Town: | Cerisy-la-Forêt |
| Department: | Manche |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 65 m ² |
| Plot Size: | 1800 m ² |

IN BRIEF

A detached rural house with private parking and garage, stone-built. The property is on one floor with plenty of roof space for conversion. There is a kitchen, bathroom & WC, bedroom and living/dining room. Double glazing all-round and heat-pump heating. A large garage/workshop detached from the house, plenty of parking space and half an acre of land & garden. The village shops & bar are only 2 Km (walkable), whilst the county town of St Lô with all amenities is just 15 minutes drive.



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

All on the ground floor :
Sitting room with woodburner
Dining room
Kitchen
Bedroom with dressing room
Bathroom with shower & basin
Separate WC

Outside - A large garage/workshop, parking space and garden

The nearby village has shops, bar, post-office, pharmacie etc, whilst the busy county town of St Lô is just 15 minutes - which has shopping, restaurants, sports and is the equestrian centre for the region with many spectacular horsing events throughout the year.

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

LOCAL TAXES

| | |
|------------------|---------|
| Taxe foncière: | 200 EUR |
| Taxe habitation: | EUR |

NOTES