

House to finish set in approx 1.5 hectares. Currently 2 bedrooms but scope to grow.

## EXCLUSIVE



## INFORMATION

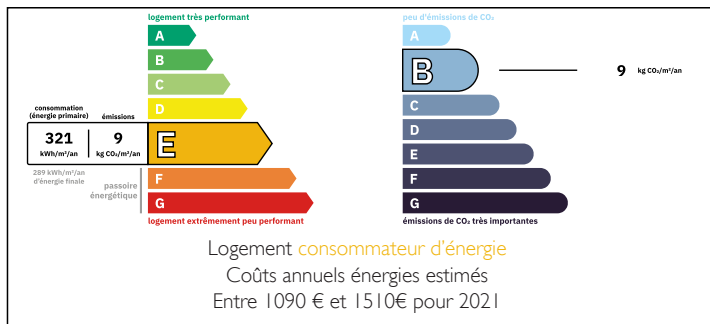
Town:	Boisyvon
Department:	Manche
Bed:	2
Bath:	1
Floor:	72 m2
Plot Size:	14800 m2

## IN BRIEF

Set down a no through lane with only one other neighbour.



## 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 habitation: EUR

## NOTES

## DESCRIPTION

Great property, some renovation done, still plenty to do to add your own stamp.

Laid out as follows -

Enter into large open plan lounge/diner and kitchen area. Windows to front and rear so plenty of light.

Also has a feature fireplace.

Off of here a family shower room and w.c.

Upstairs - Spacious landing leads to 2 double bedrooms, and space to create a further shower room.

Attached is a barn, which is just waiting to be converted, either make the main house bigger or create a gite.

Attached garage at either end.

Plenty of parking at the front, and then the land to the rear and sides open up, offering beautiful views across the countryside.

Well placed in between St Sever and Villedieu-les-Poels.

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