

Pretty 3 bed stone property in a secluded hamlet close to the village with amenities.

EXCLUSIVE



INFORMATION

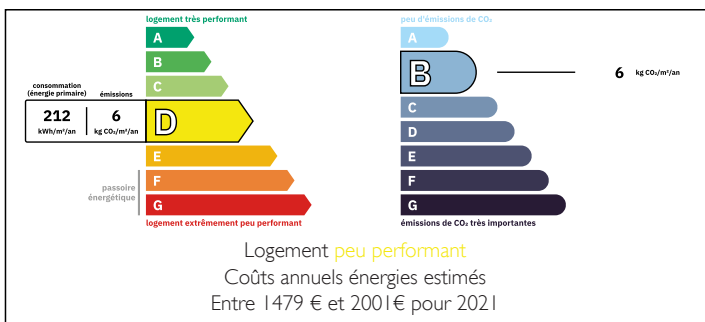
Town:	Coulouvray-Boisbenâtre
Department:	Manche
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	2700 m2

IN BRIEF

Well presented 3 bedroom stone house in a peaceful hamlet location just a short distance from the village. Retaining much character with exposed beams and a traditional fireplace. With attached outbuildings which could be converted, subject to planning permission.



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 -

On the ground floor:

Entrance Hall

Kitchen

Shower room with WC

Living room with fireplace

On the first floor :

Bedroom with en-suite bathroom & WC

Two further bedrooms.

Exterior:

Gravel patio area to the front

Attached outbuilding & hangar

Stone animal house

Gardens with fruit trees.

LOCAL TAXES

Taxe habitation: EUR

Heating by wood stove and electric radiators. Many more images are available upon request.

Within easy reach of the larger towns of Vire & Villedieu-les-Poêles just 90 minutes to the ports of Caen & St Malo.

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

NOTES