

Refurbished 3 Bed Village House with Garden, Air Source Heat Pump, attic, walking distance to local shops



INFORMATION

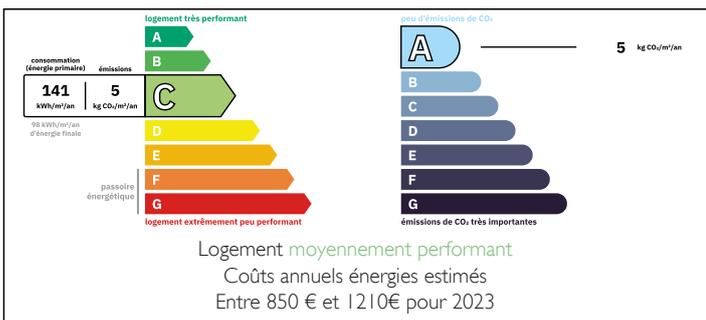
Town:	Buais-Les-Monts
Department:	Manche
Bed:	3
Bath:	1
Floor:	88 m ²
Plot Size:	320 m ²



IN BRIEF

Beautifully refurbished 3-bedroom mid-terrace village house in Buais-les-Monts, Normandy, offering spacious open-plan lounge, new fitted kitchen and dining area with access to rear terrace and garden. Ground floor shower room and separate WC. Three bright double bedrooms, generous storage, insulated attic with conversion potential (STP), and basement housing new air-source heat pump and efficient water heater. Recent upgrades include log burner, insulation, remote-controlled electric security shutters and brand-new kitchen. Mature garden with lawn, trees, chicken run and hen house, wood store and outbuilding. Can be sold fully furnished. Ideal holiday home, first purchase or permanent residence close to Mont-Saint-Michel, Normandy coast and D-Day beaches.

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

Exceptional Fully Refurbished Village House in Buis-les-Monts, Normandy in walking distance to local shops and commerce's.

Amber Ashby at Leggett international is please to present this beautifully presented 3-bedroom mid-terrace village house in Buis-les-Monts (50640, Manche) offering modern comfort, energy efficiency and expansion potential in a charming Normandy setting. Recently renovated throughout with no expense spared, the property is turn key, move in ready and can be sold fully furnished. Making it ideal as a first home, holiday property or turnkey investment.

Ground Floor Living

Upon entering through the front door, you are welcomed into a large open-plan lounge, kitchen and dining room, designed for modern living and entertaining. The newly installed kitchen (fitted within the last two months) remains in pristine condition, with protective film still covering cupboards and drawers for the new owner.

From this main living space:

Doors lead to a private rear terrace and courtyard

Access continues to the mature enclosed garden

A doorway opens to an inner hallway with:

Ground floor shower room

Separate WC

Hallway storage

Door to integral basement

Electric security shutters have been installed at the main entrance, fully remote-controlled and key-operated externally for added safety and convenience.

From the dining area, a concealed door leads to stairs down to the basement, where a newly installed air-source heat pump and energy efficient

LOCAL TAXES

Taxe habitation:

EUR

NOTES