

Set in a pretty location this cottage benefits from a large garden and spacious outbuildings.

EXCLUSIVE



INFORMATION

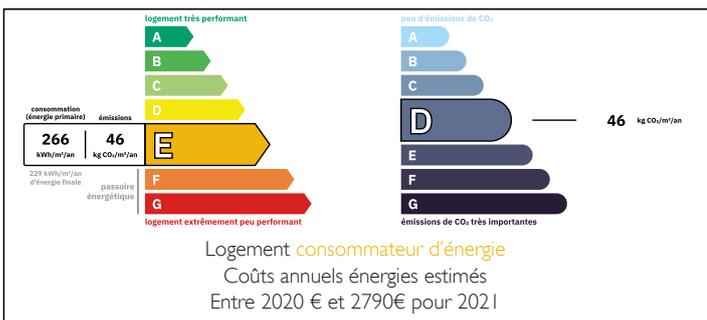
Town:	Saint-Cyr-du-Bailleul
Department:	Manche
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	0 m2

IN BRIEF

This country cottage is perfect as a main residence or an ideal second home. large garden surrounded by mature trees along with a garage, workshop and outbuilding that is a converted bread oven currently used as a utility room.



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

You enter the property into a spacious open-plan kitchen diner of 33.7m², featuring beautiful exposed stone walls, a wood-burning stove, and a fully fitted kitchen with integrated appliances -the heart of the home.

Adjacent is a 4.5m² shower room with WC.

The downstairs living room (17.7m²) offers flexible use and could easily serve as a ground-floor bedroom if required. French doors open directly onto the terrace — perfect for enjoying your morning coffee or relaxing with an afternoon apéritif.

Upstairs, a generous mezzanine (17.7m²) is currently used as a bedroom and sits alongside a large double bedroom (17.7m²). Both rooms provide ample space for furniture and enjoy lovely views over the garden.

Outside buildings add exceptional potential, including:

- A large garage (40m²) leading to a workshop (21m²)
- A storage barn (33m²) — ideal for garden equipment or further workshop space
- A charming converted bread oven (16m²) currently used as a utility room, but equally suited as a hobby room or potential summerhouse

The cottage overlooks a beautiful garden with mature fruit trees, specimen plants, and a large lawn area — perfect for vegetable growing, keeping chickens, or simply enjoying the outdoors.

Located just minutes from a picturesque village with a popular bar and restaurant, and less than 10 minutes from all amenities.

Double glazed throughout, oil central heating, enclosed outside space

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES