

Elegant character property with B&B potential situated near to the Mont Saint Michel



## INFORMATION

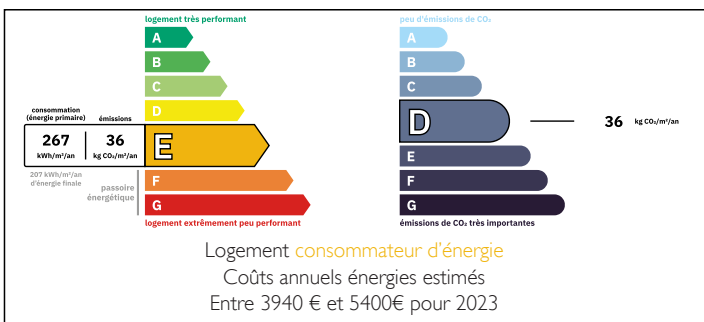
|             |           |
|-------------|-----------|
| Town:       | Pontorson |
| Department: | Manche    |
| Bed:        | 3         |
| Bath:       | 3         |
| Floor:      | 165 m2    |
| Plot Size:  | 250 m2    |



## IN BRIEF

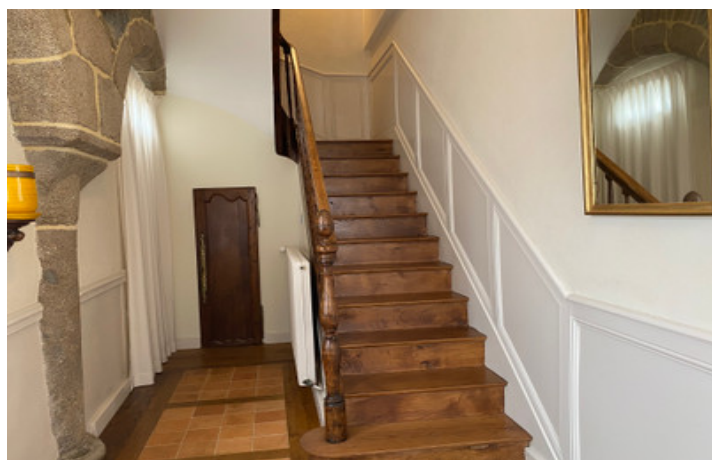
Leggett Immobilier is proud to offer this tastefully restored character property to the market. With its high ceilings, wood panelling, and numerous fireplaces it is full of character and style. Tall windows let the light stream in, granite arches dating back to the 1700's are now uncovered and add to the authenticity of the building which was previously a haven for pilgrims visiting the Mont Saint Michel. It now offers comfortable and spacious accommodation with a "Wow" factor!

## 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

The property comprises, on the ground floor: spacious entrance hall with exposed granite detail and oak staircase, fitted and equipped kitchen with dining area and window overlooking the terrace, utility room, living room, conservatory currently used as guests dining room, fitted kitchen with exposed stone walls and light well, WC, shower room.

First floor: master bedroom with ensuite bathroom, second bedroom with oak panelling, outside steps down to the garden.

Attic: Bedroom with ensuite bathroom, low door through to small room currently used as a study/additional bedroom.

Beautiful garden with a small stone outbuilding.

The property is walking distance from bars and restaurants, shops and amenities.

## LOCAL TAXES

**Taxe foncière: 1 400 EUR**

**Taxe habitation: EUR**

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

## NOTES