

A spacious, light and comfortable low-maintenance family home in the centre of a vibrant village

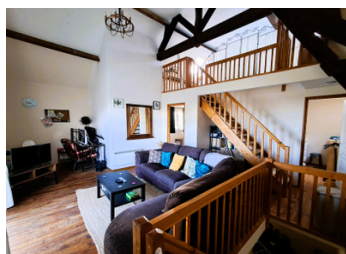


INFORMATION

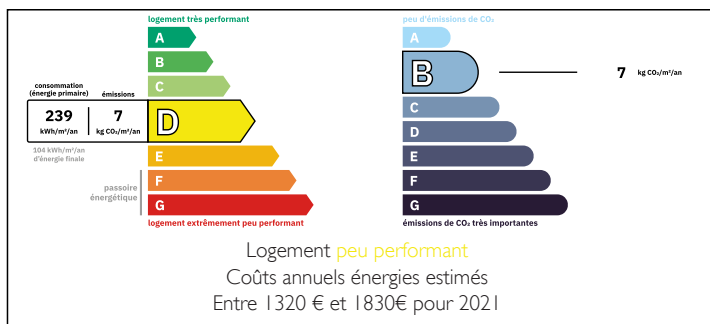
Town:	Ger
Department:	Manche
Bed:	3
Bath:	1
Floor:	90 m ²
Plot Size:	184 m ²

IN BRIEF

A deceptively spacious and modern three bedroom family home in the centre of the popular village of Ger. A local artisan Bakery, mini supermarket, and vibrant bars- all a two minute walk away! This could be a perfect low-maintenance lock-up-and -leave holiday home or a full-time practical home to raise a family conveniently located close to a school but within easy reach of the great outdoors.



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 foncière: 600 EUR

NOTES

DESCRIPTION

A detached three bedroom house sat on plot of 184m² situated in a village.

Steps lead up to a wooden decked veranda at the front of the house and from here access to the house is via large patio doors.

Lounge, 19.19m²:

A spacious lounge with vaulted ceiling and exposed beams.

Feature double glazed PVC patio doors with side and top panels make this room light, airy and welcoming. Plenty of space for a large family sized sofa.

There is a useful separate office area to the side of the main lounge area.

Wooden floors and 2 electric wall-mounted heaters at either side of room.

Leading off from the lounge:

Bedroom 1, 10.52m²:

Bedroom with en-suite shower and WC.

Original wooden framed single glazed window, fitted wardrobe with hanging space, wall mounted electric radiator and wooden flooring.

Adjoining separate shower room with electric heated towel rail, shower cubicle, WC, ceramic wash basin with cupboard unit below, laminate flooring.

Bedroom 2, 7.30m²:

Velux window, electric wall mounted heater and wooden flooring.

On the first floor/ mezzanine level above the lounge:

Bedroom 3, 11.40m²:

Bedroom with separate en-suite WC.