

2-bedroom house with garden, wood burner and outbuilding just 4 km from Gavray



INFORMATION

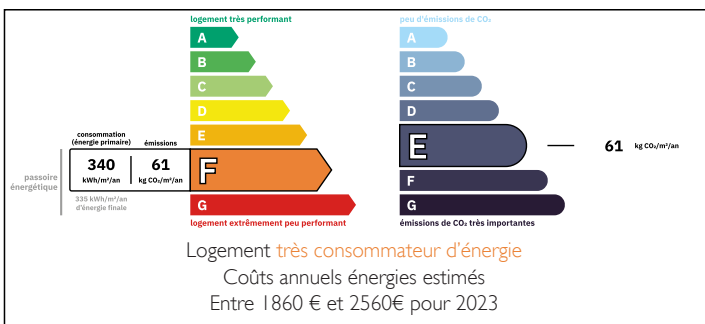
Town:	Gavray-sur-Sienne
Department:	Manche
Bed:	2
Bath:	1
Floor:	58 m ²
Plot Size:	922 m ²



IN BRIEF

Located in a peaceful setting just 4 km from the town of Gavray and its amenities, this property would suit as a main home, holiday home or rental investment. The ground floor offers an open-plan kitchen, dining room and lounge with a wood-burning stove, creating a warm and welcoming living space. Upstairs are two bedrooms and a shower room with shower, wash basin and WC. The house benefits from PVC double glazing and radiators in all rooms. Outside there is an attached outbuilding housing the gas boiler, a lawned garden and several garden sheds. Energy rating: F.

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

Situated close to the lively market town of Gavray, with its bars, bakeries, pharmacy, post office, small supermarket and other everyday amenities just a few minutes away, this property offers comfortable accommodation in an easy-to-maintain setting.

The ground floor features an open-plan kitchen leading into the dining area and lounge. A wood-burning stove creates a cosy atmosphere during the colder months and forms the heart of the living space. The open layout provides a practical and sociable arrangement, ideal for both permanent living and holiday use.

On the first floor, the landing leads to two bedrooms and a shower room equipped with a shower, wash basin and WC.

The house benefits from PVC double glazing throughout as well as radiators in all rooms. The current energy rating is F.

Attached to the house is an outbuilding containing the gas boiler and offering useful additional storage or workshop space.

Outside, the lawned garden provides a pleasant area to enjoy the outdoors, while several garden sheds offer practical storage for tools and equipment.

This property would make an ideal first purchase, holiday home in Normandy or rental investment, within easy reach of Gavray and the surrounding Manche countryside.

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

LOCAL TAXES

Taxe foncière: 665 EUR

Taxe habitation: EUR

NOTES