

4-bed house with garden, outbuildings, garage, carport and barn, near Tessy-sur-Vire

EXCLUSIVE



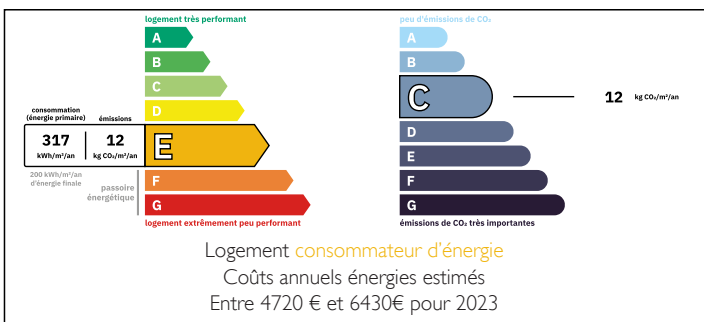
INFORMATION

Town:	Maupertuis
Department:	Manche
Bed:	4
Bath:	4
Floor:	182 m ²
Plot Size:	7823 m ²

IN BRIEF

Attractive residential house in a pleasant rural setting, close to Tessy-sur-Vire, Hambye and Percy. The ground floor includes a kitchen/dining room, a lounge with wood-burning stove, a utility/store room, a separate WC and a hallway with stairs. Upstairs, four bedrooms each have their own bathroom with bath or shower, WC and washbasin, making the layout ideal for a family or for welcoming guests. Outside, the property benefits from a courtyard with parking, a garden/terrace, a laundry room, two stone outbuildings, a large carport, a garage and a barn with workshop area. Double glazed, DPE E. The house is ready to move into and requires no major works, other than possible updating to suit personal taste. Beaches are around 30 km away, with a train station at Villedieu-les-Poêles and ferry ports around one hour away.

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:

1427 EUR

NOTES

DESCRIPTION

This residential house offers comfortable accommodation, useful outbuildings and good outside space, all in a practical rural setting within easy reach of the local towns of Tessy-sur-Vire, Hambye and Percy, where everyday amenities and services can be found.

The house is ready to move into and offers a flexible layout, particularly well suited to family living or to welcoming visiting friends and relatives. It also has the advantage of four bedrooms, each with its own private bathroom facilities.

On the ground floor, the entrance opens into a hallway with stairs to the first floor. The kitchen/dining room provides a practical and sociable space for everyday meals, while the lounge is warm and welcoming, with a wood-burning stove as a focal point. There is also a utility/store room and a separate WC.

Upstairs, the landing serves four bedrooms. Each bedroom has its own bathroom, fitted with a bath or shower, WC and washbasin. This is a very useful arrangement for a larger family, guests, or anyone looking for independent bedroom spaces.

Outside, the property has a courtyard with parking, a garden/terrace area and several useful additional buildings. There is a separate laundry room, two stone outbuildings, a garage and a large carport, together with further parking space. The barn, which includes a workshop area, offers excellent storage or workspace and would suit buyers needing room for hobbies, tools, vehicles, equipment or general storage.

The house is double glazed and has an energy rating of DPE E. There is little or...