

Opportunity to purchase two renovation properties at the end of a lane with idyllic countryside views.



INFORMATION

Town:	Saint-Vigor-des-Monts
Department:	Manche
Bed:	0
Bath:	0
Floor:	180 m2
Plot Size:	10790 m2

IN BRIEF

One, a former barn converted into a house. This requires finishing work. Benefitting from having had new roof and joinery as well as underfloor heating installed in 2010.



ENERGY - DPE

DPE not required.

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 sanitation system was also installed in 2010. So now you have the opportunity to continue the work and create a home to your liking.

Currently the Interior layout to be completed is - on the ground floor, a cathedral-ceilinged living room opening onto a kitchen and a utility room/WC.

On the first floor: a mezzanine, two bedrooms, a WC, and a bathroom. On the second floor: a mezzanine, two bedrooms, a WC, and a shower room. Total living area approximately 180 m².

The second building, approximately 200m² footprint, which is in its own parcel across the lane, is a 16th-century stone house oozing original character, including a lovely fireplace.

The whole building requires complete renovation, but given the peaceful location offers numerous possibilities. Be it A family home, gite complex, artist's studio etc.

Set between the two villages of St Vigor des Months and Pont Farcy, yet only a short drive to Vire or Villedieu-les-Poeles with all amenities, including train line to Paris.

Aswell as easy access to the A84 autoroute and Caen and the beautiful Normandy beaches aswell as Mont Saint-Michel.

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

NOTES