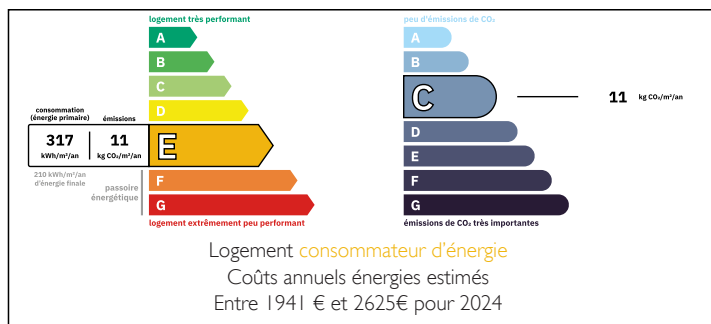


Traditional stone property with many original features near to Vire and Sourdeval

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Chaulieu
Department:	Manche
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	1875 m2

IN BRIEF

Leggett Immobilier is delighted to present this traditional stone property in a small countryside hamlet, just five minutes from the popular town of Sourdeval and 10km from the larger town of Vire.

The ground floor comprises a living and dining room with a fireplace and log burner, retaining many original features, including a tiny stained-glass window. It also includes a fitted kitchen, two bedrooms, a WC, a shower room and a small study. On the first floor, there is an attic room with exposed beams, original wood flooring and a tall window with stone steps leading down to the garden.

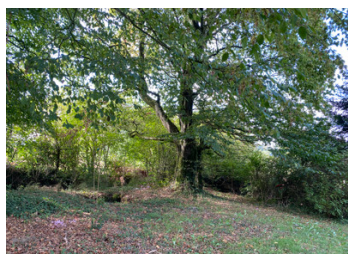
The basement is used as a utility room and workshop.

The garden has mature trees and shrubs, countryside views, and a field with a shelter currently used as a woodstore.

There is a stone barn on the roadside which is currently used...

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 enjoys a peaceful hamlet setting. There is a neighbour nearby but the property is not overlooked.

Access is via a fairly steep private driveway, with parking at the top and an additional space part-way down the slope.

The property is supplied by both mains water and well water.

Heating is provided by two recently installed log burners, supplemented by electric heaters.

The septic tank does not meet current standards.

The property has double-glazed windows and shutters.

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

LOCAL TAXES

Taxe foncière: 321 EUR

NOTES