

Bright and modern 3-bedroom home with garden and terrace, walking distance to Saint-Hilaire-du-Harcouët

EXCLUSIVE

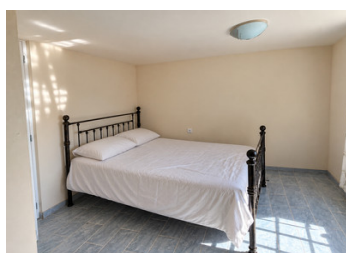


INFORMATION

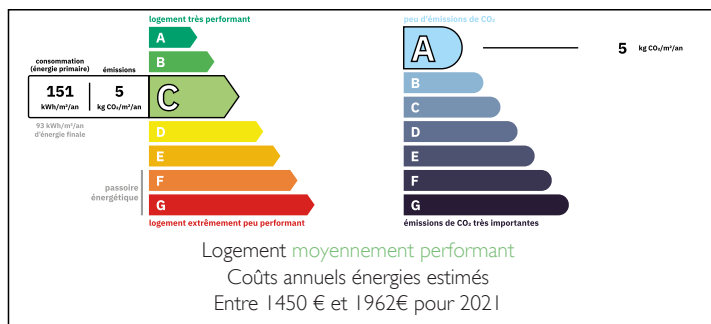
Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	3
Bath:	2
Floor:	114 m ²
Plot Size:	848 m ²

IN BRIEF

Modern 3-bedroom home for sale in Saint-Hilaire-du-Harcouët, Southern Normandy, completed in 2023 and offering excellent potential for ground-floor living. The downstairs bedroom and adjoining utility room could be converted to create an en-suite. Within walking distance of shops, schools, healthcare and town amenities, the house is bright and airy throughout. The spacious lounge has windows front and rear, while the fitted kitchen with breakfast bar opens directly onto the garden and patio, complemented by a separate dining room. Upstairs are two further bedrooms and an impressive 18m² terrace overlooking the garden. Outside, the enclosed and gated 848m² garden includes an ornamental pond, lockable shed, carport and ample parking. Two wood burners, double glazing, shutters, mains drainage and DPE C. Ideally located for Mont-Saint-Michel, Brittany and the A84.

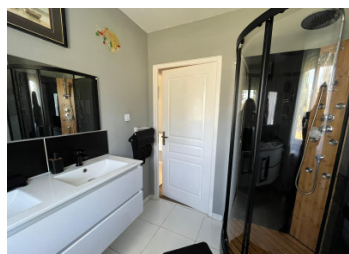


ENERGY - DPE



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

Modern, light-filled 3-bedroom home with enclosed garden and terrace, within walking distance of Saint-Hilaire-du-Harcouët

Completed in 2023, this bright and modern three-bedroom home offers spacious, easy-to-manage accommodation together with an enclosed garden, excellent parking and the convenience of having the shops and services of Saint-Hilaire-du-Harcouët within walking distance.

The property has a fresh, contemporary feel throughout, with plenty of natural light and a practical layout that should appeal equally to families, couples or those looking for an easy lock-up-and-leave home in Normandy.

Entering the house, you arrive into a light and airy reception hall, with practical space for coats and shoes and the staircase leading to the first floor.

To the left, the lounge extends from the front to the rear of the house, with windows on both sides allowing natural light to stream into the room throughout the day. The double-glazed uPVC windows are fitted with shutters, while a wood-burning stove adds warmth and a cosy focal point to this otherwise bright and contemporary living space.

The spacious fitted kitchen is another particularly light and welcoming room, with a central breakfast bar providing an informal place for morning coffee or everyday meals. French doors open directly onto the garden and patio area, creating an easy connection between the kitchen and outside and making the space particularly well suited to summer dining and barbecues. A separate dining room provides additional space for family meals and entertaining.

Also on the ground floor is a bedroom together with a separate utility room....

LOCAL TAXES

Taxe foncière: 1495 EUR

NOTES