

** UNDER OFFER **



INFORMATION

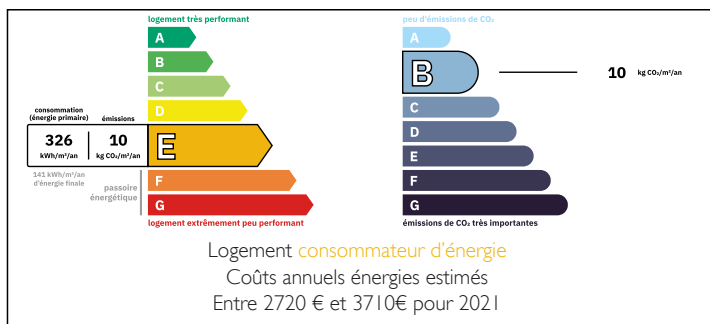
Town:	Tessy-Bocage
Department:	Manche
Bed:	6
Bath:	2
Floor:	139 m2
Plot Size:	268 m2

IN BRIEF

Set in a small Normandy town with shops, this detached six bedroomed stone house is in good condition, with a little modernisation required. It has electric central heating and is on mains drains. There's a small garden front and back, with a storage shed and garden shed. Shops, bakery, bar, post office, doctor, school etc all within a short walk. Large county town 15 minutes drive for all amenities



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

Entrance from the road via gated front garden

Ground floor -

Sitting room with fireplace

Dining room with fireplace, stairs to first floor

Fitted kitchen

Shower room with shower and basin

Separate WC

Utility room laundry

First floor -

Four bedrooms

Bathroom with bath, basin and WC

Second floor -

Large landing space leading to two bedrooms

Attic space

Outside ;

Small front garden (gated)

Small back garden with access to road via pathway

Storage building with garden room / greenhouse attached

Electric radiators throughout.

The town of Tessy-sur-Vire has most shops with ; supermarket, bar, post-office, bank etc. The county town of St. Lô is 15 minutes by car, and has large shops, restaurants, museum and market. The railway station has a regular service to Paris (takes 2hrs), the ferry ports of Cherbourg and Caen are under an hour, the airport at Carpiquet is 20 minutes.

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

LOCAL TAXES

Taxe foncière: 789 EUR

Taxe habitation: EUR

NOTES