

Beautifully located villa to refresh with panoramic views over the Bay of the Mont Saint Michel



INFORMATION

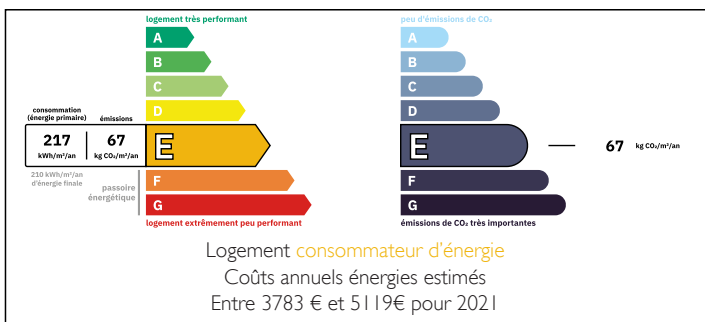
Town:	Avranches
Department:	Manche
Bed:	3
Bath:	3
Floor:	232 m2
Plot Size:	1500 m2



IN BRIEF

Enormous potential for this 1970's villa set on the edge of the sought-after town of Avranches with panoramic views of the Bay of the Mont Saint Michel. On the ground floor, a large entrance hall leads to the salon with views over the Bay. A second salon with fireplace offers a cosy retreat for winter evenings. A large bedroom suite provides the possibility for single-level living. The ground floor is completed by a separate fitted kitchen. Upstairs are 2 generous bedrooms, both with ensuite bathrooms. A third room, currently used as a studio, with balcony, could easily be transformed to another bedroom. The house has an enormous basement, currently divided in to garage and workshop space, which could be turned in to additional living space. The house sits on a...

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

Ground floor :

- Entrance hall 12.9m²
- Salon 42m² with panoramic views
- Fitted kitchen 15.8m²
- Second salon 27.5m²
- Ensuite bedroom 20m²

First floor :

- 2 Ensuite bedrooms 23m² & 17.5m²
- Studio 42m² with balcony

Basement with external access :

- Boiler room
- Cellar
- WC
- Workshop
- Garage 63m²

Amenities :

Parc de la Baie Commercial centre 2km

Avranches town centre 1.5km

LOCAL TAXES

Taxe foncière: 2750 EUR

Taxe habitation: EUR

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

NOTES