

Typical normand stone house in the countryside with strong commercial potential, 8mns to the Villedieu village

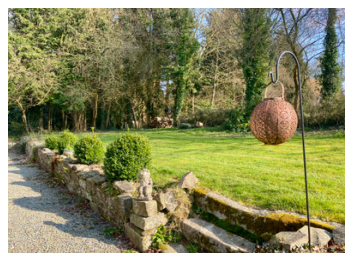


INFORMATION

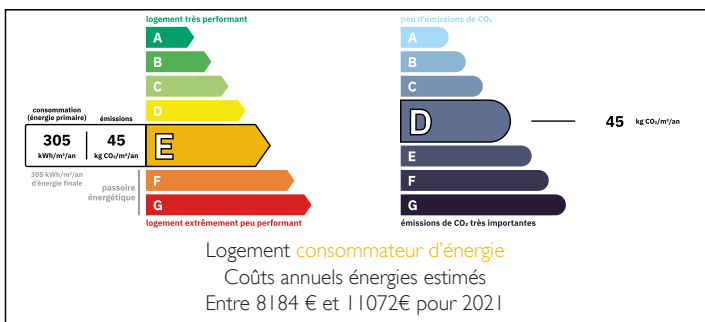
Town:	Montaigu-les-Bois
Department:	Manche
Bed:	8
Bath:	4
Floor:	330 m2
Plot Size:	53000 m2

IN BRIEF

A large farmhouse divided into four parts: a main house with 4 bedrooms, (3 are ensuite), a 2-bedroom gîte section, a studio flat and a bungalow in need of renovation. 5 hectares of gently undulating grounds to the rear and side of the house with access to the river. 2 outbuildings. Ideal for big family or to continue a gîte business.



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.



LOCAL TAXES

Taxe foncière: 516 EUR

NOTES

DESCRIPTION

This house of 330sqm2 is divided in 4:

1) the main house with a big dining room and kitchen, a cosy living room, a utility room, a bathroom. At the floor, 4 on suite bedrooms.

2) the gite in recently renovated, with 2 bedrooms at the floor.

3) the studio (to renovate) has a separate entrance, a kitchen, a living room, a bathroom and one bedroom on a mezzanine.

4) The extension called the bungalow, to be renovated.

2 sources of heating: electric and wood burners in the main rooms of the whole house. Suitable for horses.

Two barns, natural source, natural drainage and crossing river.

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