

## I UNDER OFFER immaculate 2 bed cottage



## INFORMATION

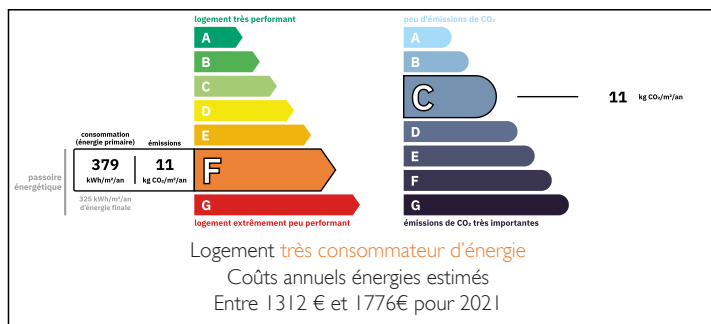
|             |                |
|-------------|----------------|
| Town:       | Isigny-le-Buat |
| Department: | Manche         |
| Bed:        | 2              |
| Bath:       | 1              |
| Floor:      | 72 m2          |
| Plot Size:  | 2048 m2        |

## IN BRIEF

The perfect second home in France with this beautifully presented country cottage situated only 29 km from the Mont St Michel and its stunning coast line. 3.5 km from amenities and 8.5km from St Hilaire du Harcouet with its famous weekly market. Garden of 2048m2 with a workshop and wood store. Ready to move into with a lot of the furniture included in the sale.

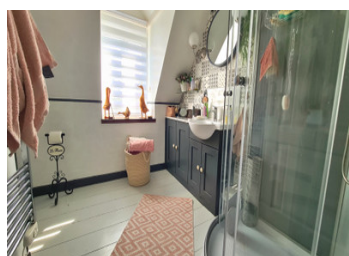


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Through the entrance with space to store shoes and hang coats you are presented with a spacious sitting room with dining area (28m<sup>2</sup>). The feature fireplace has a woodburner and the dual aspect windows let in plenty of light. The kitchen (12.2m<sup>2</sup>), has fitted units and free standing units which are all included in the price. Space for a breakfast table and again plenty of light coming in through the windows with views to the garden. To the first floor there is a good size landing used as an office space. Bedroom 1 (10.3m<sup>2</sup>), has vaulted ceilings, exposed oak beams and floor to ceiling fitted storage. The second bedroom (9.5m<sup>2</sup>) again has a vaulted ceiling, space for free standing furniture, oak beams and solid wood flooring. The shower room (5.2m<sup>2</sup>) has a freestanding shower, built in sink unit, heated towel rail and wc. An attached outbuilding is the perfect utility room plumbing for the washing machine and extra storage cupboards. To the exterior you will find a gravelled driveway and a spacious garden mainly set to lawn with mature trees and shrubs. Plenty of space to add a veg patch if required. A front terrace is a real sun trap with this south facing house and the perfect place for al fresco dining. The property comes with an outbuilding that is sectioned for wood storage, workshop and to store garden tools and furniture.

Double glazed throughout, mains drains, near to...