

## Pretty 3-bed stone cottage with outbuildings in rural setting near St James (50)



EXCLUSIVE

## INFORMATION

Town:	Saint-Aubin-de-Terregatte
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	2400 m <sup>2</sup>



## IN BRIEF

Pretty stone cottage, semi-detached, quiet, end of lane location.

Garage and woodstore, stone barn and open barn. Garden and orchard.



Ground floor: open plan kitchen and dining room with fireplace (woodburner), living room, 2 bedrooms each with ensuite shower rooms

First floor: Bedroom and large landing used as artists studio.

Pretty views over the surrounding fields.

5 minute drive from the village centre which has a corner shop/bar.

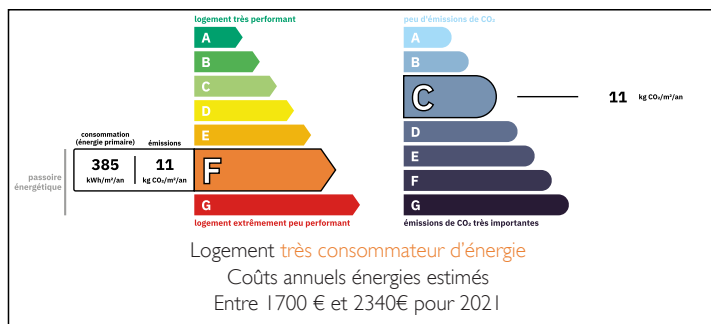


8km from the small town of St James

5km from Ducey

17km from Avranches

## ENERGY - DPE



1h20 from port of Caen-Ouistreham

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

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



## LOCAL TAXES

**Taxe foncière: 120 EUR**

**Taxe habitation: EUR**

## NOTES