



Ref: A37793KIW50

Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

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



# INFORMATION

Town: Saint-Aubin-de-Terregatte

Department: Manche

Bed: 3

Bath: 2

Floor: 100 m2

Plot Size: 2400 m2





#### 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.

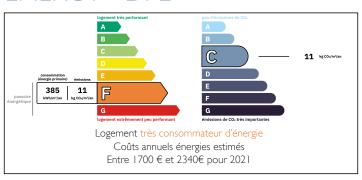
5 minute drive from the village centre which has a corner shop/bar.





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.

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#### www.frenchestateagents.com

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### 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