

Beautifully renovated stone longère in a hamlet setting near to Savigny le Vieux



EXCLUSIVE

INFORMATION

Town:	Savigny-le-Vieux
Department:	Manche
Bed:	2
Bath:	2
Floor:	101 m ²
Plot Size:	3150 m ²

IN BRIEF

Detached stone property in excellent order - ready to move into!

Ground floor: living room with fireplace, fitted kitchen, shower room with wc.

First floor: 2 double bedrooms, shower room with wc.

Attached outbuilding and large plot (3000m²)

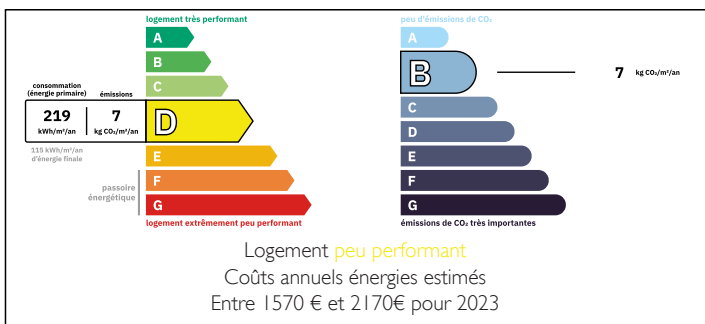
Smart new roof, new plumbing and electrics, new septic tank.

Hamlet setting.

Please contact me for more information and photos. Early viewing recommended!



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

The South Manche area of Normandy benefits from an excellent road network. The A84 motorway which runs between Caen and Rennes is free and gives access to this area within 1h30 of leaving the ferry port. The roads are generally in excellent condition and have far less traffic on them than most roads in the UK.

Savigny le Vieux is a small, pretty commune situated 8 km away from the popular market town of St Hilaire du Harcouet, which has a good selection of shops, supermarkets and services as well as the popular Farmer's market every Wednesday morning. The coast and beautiful beaches of Jullouville, Carolles and St Jean le Thomas are an hours' drive away. For those who prefer walking in nature, the Fougères forest is 20 minutes away and the Vallée du Bois Ainaux in Monthault, a 15-minute drive.

Distances to Ferry ports

Caen-Ouistreham – 153 km

St Malo – 90 km

Cherbourg – 188 km

Distances to Airports

Rennes – 89 km

Nantes – 197 km

LOCAL TAXES

Taxe foncière: 318 EUR

Taxe habitation: EUR

NOTES

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