

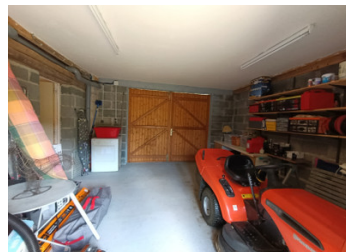
Attractive 3-4 bedroom cottage, move in ready. With ample garage/storage space.

EXCLUSIVE



## INFORMATION

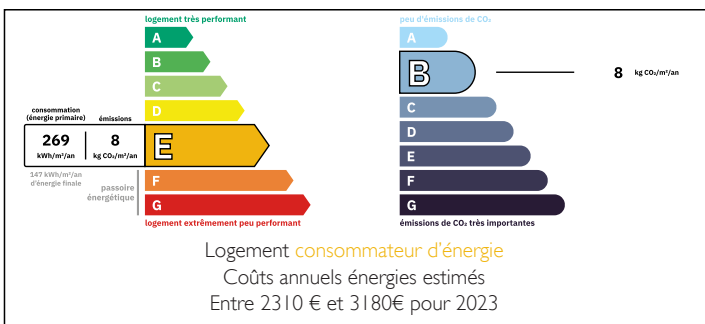
Town:	Saint-Nicolas-des-Bois
Department:	Manche
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	3634 m2



## IN BRIEF

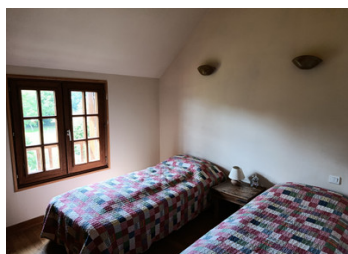
Set in approx 1 acre and ideally placed between Villedieu-les-Poeles and Brecey.

## 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

Laid out as follows.

Enter into open plan lounge/kitchen/diner - tiled floor throughout and feature fireplace with log burner. Fully fitted kitchen offers plenty of storage options.

A separate lounge at the far end again with log burner. Door to outside. And staircase leads to a mezzanine area, currently used as a bedroom, but could also be an office space.

At the other end of the property a utility room, again all fully fitted, and then spacious family bathroom, with bath, w.c. and separate shower.

Access from the utility room to the large garage space which could be converted into further living space if needed. Plus an additional workshop space or replacement garage.

1st floor - mezzanine landing leads one way to a shower room and w.c. spacious dual aspect double bedroom and a good size twin bedroom.

To the opposite end the master bedroom.

Lots of original features retained throughout.

Outside - the gardens are flat, and divided into drive /parking area. Then open up into lawns, and orchard space. Lots of mature planting all round.

To the rear of the house an attached lean to currently used as a wood store.

A further small ruin, has been turned over to a BBQ area so great for entertaining.

The property is set down a quiet country road on the way to the very small village, with only two other neighbours in the hamlet.

## LOCAL TAXES

**Taxe foncière: 357 EUR**

**Taxe habitation: EUR**

## NOTES