

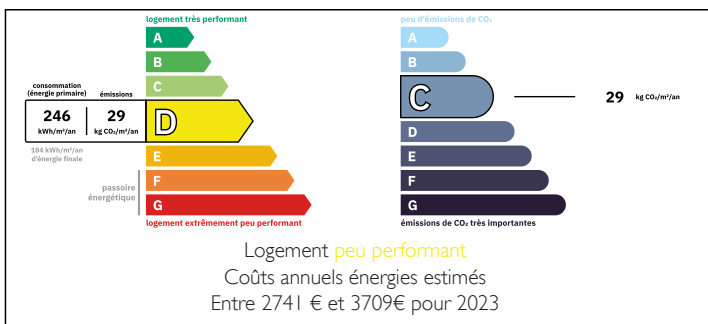
## Detached 3-bed stone house with 1-bed gite in pretty countryside near to Brécey



EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Le Mesnil-Ozenne
Department:	Manche
Bed:	4
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>

## IN BRIEF

Leggett Immobilier is proud to bring to the market this pretty stone longère, set in peaceful countryside, 15 minutes from Avranches and St Hilaire du Harcouet in the South Manche area of Normandy.

The property is in good condition and comprises:  
Ground floor : The front door leads directly into a large open-plan living area with a fitted kitchen on the right, dining table in the middle and seating area around the fireplace with a log burner on the left. It is bright and spacious, some walls have exposed stonework and the beams are left exposed. There is a door leading out to the back garden.  
First floor: Open-tread stairs lead up to a landing with access to 3 bedrooms and a family bathroom which has been recently updated. The master bedroom has it's own ensuite bathroom. All 3 bedrooms have...

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

There is a one-bedroom annexe or gite, with its own separate entrance, adjoining the property. This also comprises an open-plan living and dining area with a corner kitchen on the ground floor, and a bedroom with a shower room and separate WC above. The annexe has electric heating and shares the electric hot water tank of the main house.

The house is set in grounds of three quarters of an acre. The garden is mainly laid to lawn with a selection of fruit trees and shrubs. There is a gravelled pathway around the house with a parking area to the side and sun terrace in front of the house. There are neighbours closeby but the house is not overlooked.

Please contact me for more information and photographs.

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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: 690 EUR**

**Taxe habitation: EUR**

## NOTES