

Beautifully modernised 4-bed detached house near Isigny le Buat (South Manche)



INFORMATION

Town:	Isigny-le-Buat
Department:	Manche
Bed:	4
Bath:	1
Floor:	180 m ²
Plot Size:	3344 m ²

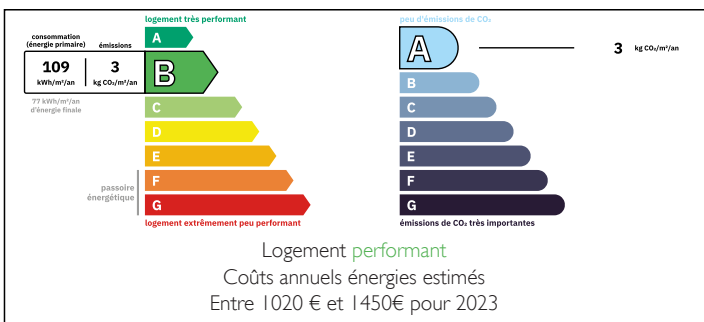
IN BRIEF

Leggett Immobilier is proud to bring to the market this exceptional 4-bed detached property situated in the village of Chalandrey, 17km from Avranches, in the South Manche.

- Tastefully decorated and modernised
- Benefits from mains drainage
- Heating from a pellet burner
- Large enclosed garden with fruit trees and a greenhouse
- East-facing conservatory
- Large sun terrace in front of the house
- Electric gates and tarmac driveway

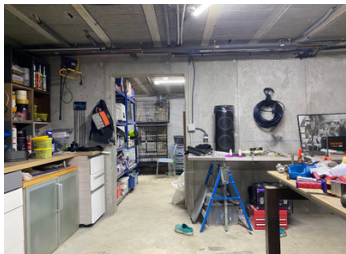


ENERGY - DPE



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 property comprises:

On the ground floor: Spacious open-plan living and dining room with modern fitted kitchen. French doors leading out to the covered terrace.

Utility room, hallway leading to bedroom 1, WC with handbasin, conservatory.

Stairs lead up to the first floor landing with space for a daybed, bedrooms 2, 3 and 4, bathroom with bath and walk-in shower, separate WC.

Stairs down to the full basement used as a workshop, storage area and garage.

Quiet location with views over the countryside to the rear of the property.

This area benefits from an excellent road network and is easily accessible from a variety of ports and airports.

Distances from Ferry ports:

Caen Ouistreham - 134km

Cherbourg - 169km

St Malo - 70km

Distances from Airports:

Rennes: 94km

Nantes: 197km

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

LOCAL TAXES

Taxe foncière: 1203 EUR

Taxe habitation: EUR

NOTES