

## 4-bed detached house with outbuildings on a hectare of land near Isigny le Buat



EXCLUSIVE

## INFORMATION

Town:	Isigny-le-Buat
Department:	Manche
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	10978 m2



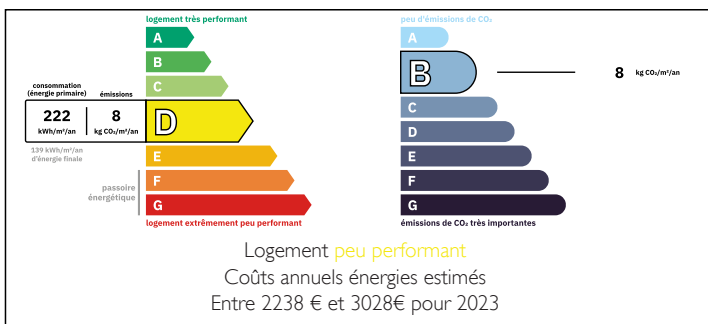
## IN BRIEF

Spacious 4-bed detached property with outbuildings and land, situated in peaceful countryside just 8km from the popular market town of St Hilaire du Harcouet and 20km from the larger town of Avranches.

The property comprises, on the ground floor: living and dining room with log burner, fitted and equipped kitchen, 2 bedrooms, shower room with WC. First floor: 2 bedrooms, family bathroom, study. Basement: garage, laundry room, 2 storage rooms, wine cellar.

Heating: log burner and electric heaters  
Large driveway, barn used for undercover parking and storage, woodshed. Greenhouse and vegetable plot.

## 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

Large outbuilding with huge barn doors currently used as a workshop.  
Shelter for horses. Garden and field.

More photos on request. Early viewing recommended!

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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 habitation: EUR

## NOTES