

Charming central village home with commercial potential, four bedrooms, garden and stone outbuilding



EXCLUSIVE

INFORMATION

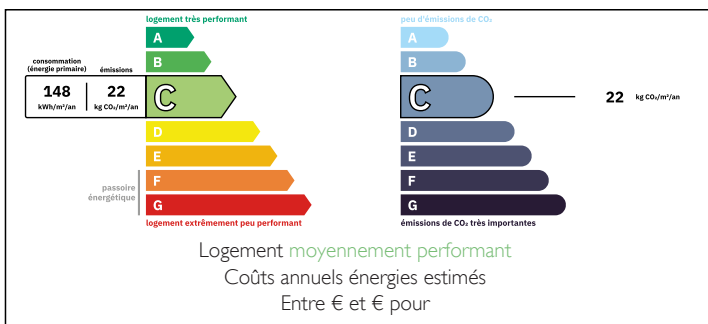
Town:	Cerisy-la-Forêt
Department:	Manche
Bed:	4
Bath:	2
Floor:	164 m ²
Plot Size:	572 m ²

IN BRIEF

Located in a lively village with several small shops close by, this character home offers excellent potential for mixed residential and commercial use. Once a bakery, the property is well suited to a small business or workshop. The front door opens directly onto the pavement, giving strong street presence. Inside, the ground floor features a welcoming living room, dining room and a spacious kitchen, plus a separate WC. The first floor includes the two main bedrooms and a spacious bathroom with a bathtub and large walk-in shower. The top floor provides two additional bedrooms and a shower room. Outside are a garden, greenhouse, stone outbuilding and a small access drive with a neighbour's right of way. With modern electric heating, full double glazing and a C energy rating, this is an appealing home with rare commercial potential.

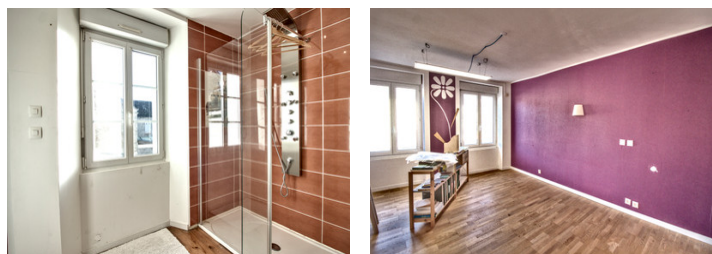


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 721 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor:

The front door opens onto the pavement, providing excellent visibility—ideal for a small business, as the property was once the village bakery. Entry leads into a bright living room that could serve as a reception or customer-facing space if needed. Beyond this is a cosy dining room, followed by a kitchen. A ground-floor WC adds convenience.

First floor:

This level contains the two main bedrooms, both well-proportioned and comfortable. The large family bathroom is a key feature, offering a full bathtub, a generous walk-in shower and ample space. A separate WC is also present on this floor.

Second floor:

Two additional bedrooms create flexible accommodation for children, guests, hobbies or office use. A shower room with WC completes this upper level.

Outside:

The garden offers a peaceful outdoor area with a greenhouse, suitable for relaxation or small projects. The stone outbuilding provides attractive workshop or storage possibilities. A private driveway gives access to the rear spaces, including a legal right of way allowing the neighbour to reach their home.

With many small shops only a short walk away, the property is well positioned for a light commercial venture (subject to applying for the necessary licence).

The village has a great market on Fridays, there's a bar, bakery, crêperie, pharmacie and a small supermarket within a few minutes walk. There's a bus service, and the nearest train station is St Lô, 15 minutes away.

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