

Three-bedroom house with veranda, garden, garage and parking, 5 minutes from shops

EXCLUSIVE



INFORMATION

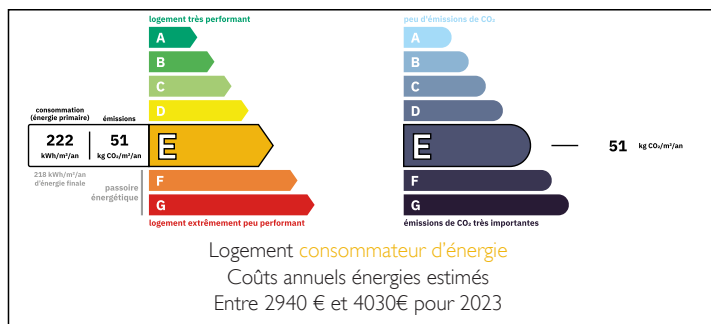
Town:	Airel
Department:	Manche
Bed:	3
Bath:	3
Floor:	132 m2
Plot Size:	980 m2

IN BRIEF

Three-bedroom house with garden, conservatory, garage and parking, situated just 5 minutes by car from Saint-Clair-sur-l'Elle and its shops and services. On the ground floor, the house comprises a kitchen/dining room with wood-burning stove, a living room opening onto a conservatory and a separate WC with washbasin. Upstairs are three bedrooms, one with its own shower, WC and washbasin, plus a family bathroom with shower, WC and washbasin. The attic offers further potential for conversion. Oil-fired central heating with radiators, with some insulation to the house. Outside there is a garden, garage with oil tank and parking for two cars. DPE E.



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

This three-bedroom house benefits from a garden, veranda, garage and parking for two cars. It is set in a rural location while remaining approximately 5 minutes by car from Saint-Clair-sur-l'Elle, which offers a range of local amenities including shops, a small supermarket, bar, bank and post office.

On the ground floor, the kitchen/dining room is fitted with a wood-burning stove and provides a comfortable space for everyday dining. The living room opens onto a conservatory overlooking the garden, providing an additional bright living area. This floor also includes a separate WC with washbasin and the oil-fired boiler.

Upstairs, the landing gives access to three bedrooms. One bedroom has its own shower, WC and washbasin. There is also a separate family bathroom with shower, WC and washbasin.

Above, the attic is suitable for conversion and offers useful potential to create additional accommodation, subject to any necessary permissions and works.

The house is heated by an oil-fired boiler serving radiators, supplemented by the wood-burning stove in the kitchen/dining room. Part of the house benefits from insulation. The property has a DPE energy rating of E.

Outside, the property has a garden, parking for two cars and a garage which also houses the oil tank.

A practical family home in a countryside setting, with convenient access to local shops and services.

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

LOCAL TAXES

Taxe foncière: **669 EUR**

NOTES