

Attractive 2-3 bedroom cottage, move in ready. With ample storage space, and summer house.



INFORMATION

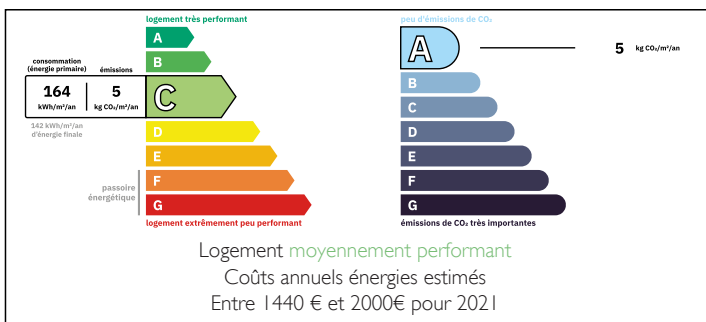
Town:	Montaigu-les-Bois
Department:	Manche
Bed:	3
Bath:	1
Floor:	163 m2
Plot Size:	4332 m2

IN BRIEF

Set in approx 1 acre and ideally placed between Villedieu-les-Poeles and Gavray.

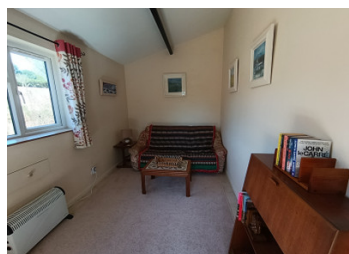


ENERGY - DPE



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

Laid out as follows.

Enter into a large entrance lobby, with access to the left to a large open plan kitchen/diner - tiled floor throughout and feature fireplace with log burner. Fully fitted kitchen offers plenty of storage options.

From the lobby, a utility room, plus a downstairs bedroom or second lounge. Doors to outside.

A second lobby area, large enough to have an office space, leads to a separate lounge at the far end again with log burner, light and bright with doors to outside.

First floor - Large landing area leads to two large bedrooms with character A frames retained, both offering ample storage. One with a small en suite shower room.

Also a lovely family bathroom with separate shower and bath.

Outside - an old breadoven had been converted and made into a lovely summer house....great for long summer evenings out in the garden.

The garden itself is laid mainly to lawn, with lots of plants. Parking area to the side

The property is set down a quiet country road. Next to a fishing lake, and bordered by another smaller lake on one side. Very peaceful location. Yet only a short drive to either Gavray or Villedieu-les-Poels for all amenities.

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

NOTES