

UNDER OFFER Idyllic country cottage - perfect for holiday home.

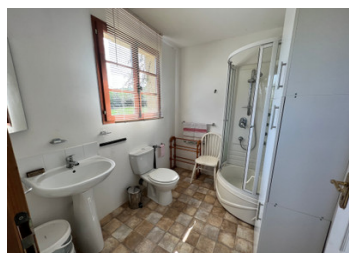


## INFORMATION

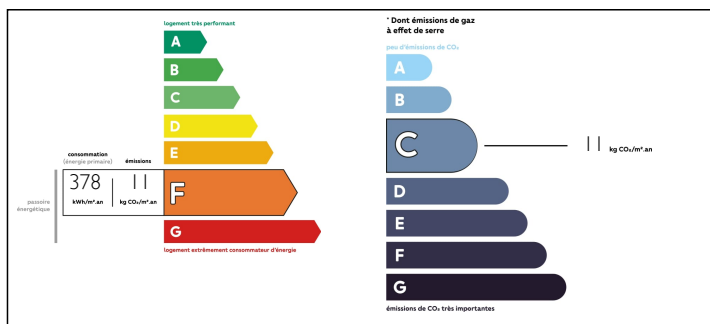
Town:	Le Mesnil-Tôve
Department:	Manche
Bed:	2
Bath:	2
Floor:	75 m2
Plot Size:	1743 m2

## IN BRIEF

Quaint two bedroom country cottage with wrap around garden and views across open countryside.



## 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 fabulous cottage is deceptively spacious inside with a large lounge with log burner and original bread oven. Terracotta tiles throughout the lounge and kitchen give a seamless finish. The fully fitted kitchen is semi open plan with multiple aspect windows and French doors leading out into the garden. There is a separate utility area and downstairs shower room with WC.

On the first floor there are two good sized double bedrooms and a shower room with WC. Exposed beams in both bedrooms give this property a real characterful feel. The first bedroom has a velux window as well as a large original window giving fabulous views across the fields. The second bedroom is light and bright, benefitting from two velux windows.

The garden is laid to lawn with several different types of established fruit trees. There is a ancient outbuilding for renovation as well as storage for garden furniture.

The property is available fully furnished if required.

Additional photographs and information on request.

Further information from the vendor (not affiliated with Leggett)

<https://tinyurl.com/2p8axe6x>

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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 foncière: 344 EUR

## NOTES