

**** Under offer ** A great village house, habitable with renovation required. 2 bedrooms with garden**



INFORMATION

Town:	Couvains
Department:	Manche
Bed:	2
Bath:	2
Floor:	98 m2
Plot Size:	942 m2

IN BRIEF

A well-situated 2 bedroomed village house, in need of renovation, but habitable. Lawned garden with fruit trees, off-road parking area. Only an hour's drive to Cherbourg or Caen ferry ports, only half an hour from the D-Day beaches makes this a perfect spot for tourism or leisure.

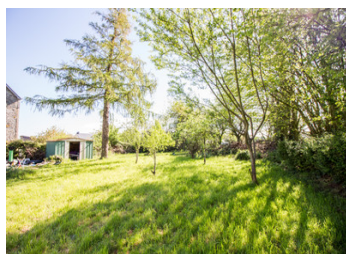


ENERGY - DPE



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

Entrance via double gates

Ground floor ;

Sitting/dining room with fireplace and woodburner

Living room

Fitted kitchen with utility area – door to garden

Bathroom with bath, WC and basin

First floor -

2 bedrooms

Bathroom with bath, basin and WC

Outside – lawned garden with fruit trees and parking area.

Just a short 5 minute drive to the nearby village of St Clair sur l'Elle with bakery, shops, bar, post office etc. The bustling county town of St Lô is a 10 minute drive, having all amenities, shops and railway station (Paris 2 hours).

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

LOCAL TAXES

Taxe foncière: 220 EUR

NOTES