

Amazing lock up and leave house, move straight in and enjoy.

EXCLUSIVE



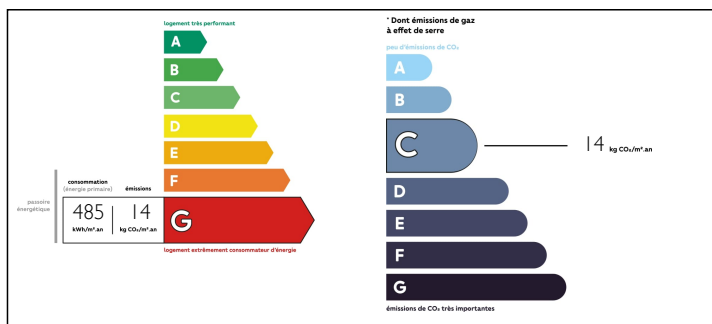
## INFORMATION

Town:	Saint-Nicolas-des-Bois
Department:	Manche
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	5100 m2

## IN BRIEF

This lovely detached house, which can be sold furnished, would be ideal as a holiday or permanent home. Pretty views and a spacious garden, paddock and woodland area in a quiet hamlet. Short drive to town of Brecey.

## 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

Entry by gate to parking area, and patio.

Small porch leads into the living room, with feature log burner. Tiled floors throughout as well as double glazed windows.

From the living room through to fully fitted kitchen /dining room.

Also on this level a spacious shower room and w.c.

Upstairs above the living room, Double bedroom, light and bright with ample storage.

Outside in addition to the garden area around the house, there is a large woodland area as well as a paddock. Small outbuilding attached to neighbours barn.

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

## NOTES