

Beautifully converted barn, stunning interiors, over an acre of gardens



## INFORMATION

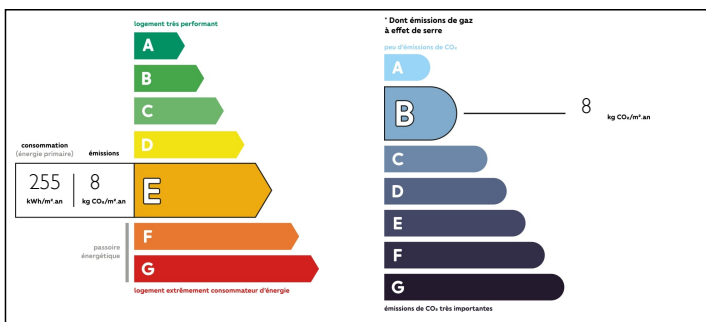
Town:	Avranches
Department:	Manche
Bed:	3
Bath:	2
Floor:	152 m2
Plot Size:	4397 m2

## IN BRIEF

Located in a sleepy rural hamlet, just a short drive from village shops, restaurants, bar, post office and schools, this unique, architecturally-designed home has no work to do and is within easy reach of the ferry ports of Saint-Malo, Cherbourg and Caen, and Dinard, Rennes and Caen airports. Avranches, Ducey, Saint-James and Saint-Hilaire-du-Harcouët are all nearby, with their enviable range of shops, services and weekly markets, and the UNESCO world heritage site, Le Mont-Saint-Michel, is just 16 kms away, along with Normandy's glorious sandy beaches for day trips and water sports.

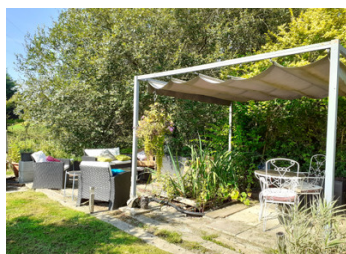


## ENERGY - DPE



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

Surrounded by its mature gardens, and with far-reaching views, this lovely property has been totally renovated, and has a conforming septic tank and 2 heat pumps (pompes à chaleur) which heat the house in the winter and provide air conditioning during the summer.

An impressive floor-to-ceiling front entrance leads into the fabulous mezzanine hall with its feature wooden staircase and cathedral ceiling, giving access to the 32m<sup>2</sup> lounge to the right, a kitchen/diner of the same large size to the left, and a laundry room to the rear.

The kitchen/diner is perfect for entertaining. It has its own external entrance, and is fitted with a full range of modern units. There is ample space for an island/breakfast bar. A utility room off the kitchen contains the dishwasher, fridge, hot water boiler, numerous units, shelves and a work surface.

Upstairs are three beautifully-decorated double bedrooms, the master with an ensuite shower room, and a further family bathroom. There are inbuilt cupboards and a walk-in wardrobe.

Outside, the garden has a tranquil, Zen feel. It has an ornamental fish pond, established trees, flowering bushes, bamboo, lawns and an orchard. There is a gravelled parking area, and terraces and seating areas are positioned around the property for lazy days and eating al-fresco. A green, galvanised-steel garden shed, 16m<sup>2</sup>, is included in the sale.

This is an extremely well-presented property, which has been created with warmth and flair. Please don't hesitate to contact the agent for further details.

Groundfloor: entrance hall: 9,73 m<sup>2</sup>; kitchen:...

## LOCAL TAXES

**Taxe foncière: 756 EUR**

## NOTES