

Two-bedroom house, attached annexe, huge hangar and workshops in a hamlet just 2km from the town of Brecey.



INFORMATION

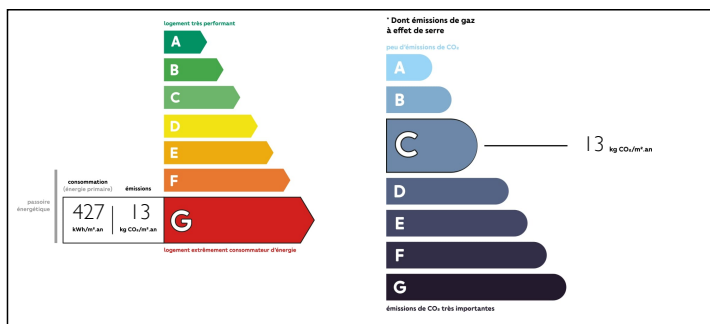
Town:	Reffuveille
Department:	Manche
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	2150 m2

IN BRIEF

Situated in a hamlet with pretty views and just a short drive to Brecey with all amenities. This charming stone house offers versatile accommodation with further potential to expand, along with outbuildings and a large workshop with a garden of just over half an acre.



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

On the ground floor:-

Open plan with living room, with traditional stone fireplace and wood-burning stove, space for family dining and large fitted kitchen with additional wood stove, patio doors lead to the south facing conservatory.

On the first floor:-

Two bedrooms and family shower room with WC.

Basement:-

Huge! Utility area with space for washing and drying machines, plenty of storage space and access to the the gardens.

Off the basement is an office and hobby room with direct access to the garden.

Attached annexe

Ground floor:-

Entrance hall

Shower room with WC

Sitting room/Bedroom

On the first floor:-

Bedroom with small mezzanine above ideal for children.

Exterior:-

The garden surrounds the house, with a lawned area with mature shrubs and borders, vegetable garden and covered BBQ area,

A large barn combines a hangar, garden shed and storage, very large workshop and garage along with a separate carport.

Lots on offer here and tons of potential to develop further, many more images are available upon request.

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

NOTES