

Charming four bed farmhouse set in a typical Norman hamlet with a gite.

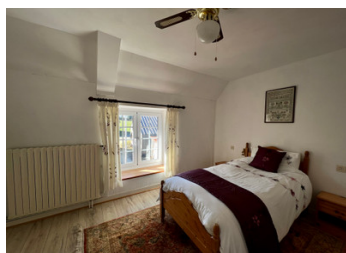


INFORMATION

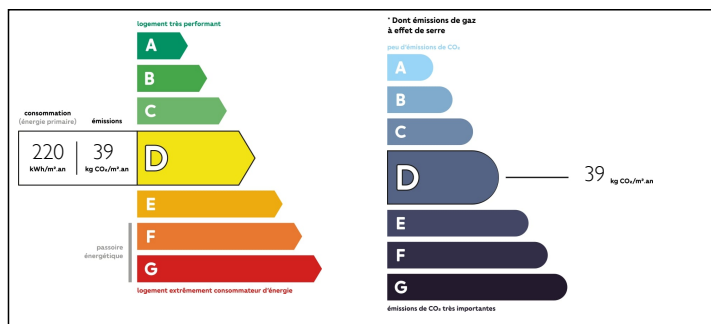
Town:	Ger
Department:	Manche
Bed:	5
Bath:	2
Floor:	214 m2
Plot Size:	907 m2

IN BRIEF

Situated in the heart of a hamlet on the edge of the village is this pretty stone farmhouse. Offering spacious accommodation for all of the family, with four bedrooms, and an attached one bedroom gite. In good habitable condition throughout but would benefit from some modernisations. Enclosed private gardens and a garage. Benefitting from mains drainage connection and oil fired central heating!



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.



NOTES

DESCRIPTION

Presently arranged as follows:-

On the ground floor:-

Entrance hall

Kitchen - Fully fitted

Living room with insert wood-burning stove

Dining room

Ground floor WC

Attached cellar with workshop & central heating boiler

On the first floor:-

Four double bedrooms, with some built in storage

Shower room

WC

Attached Gite:-

Large living room with fireplace

Shower room

WC

Kitchen & dining room

Bedroom

Exterior

Garage, two enclosed private gardens & parking & stone patio to the front.

Many more images available upon request!

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