

Beautifully renovated 2 bedroom detached stone property with a fantastic view over the countryside



## INFORMATION

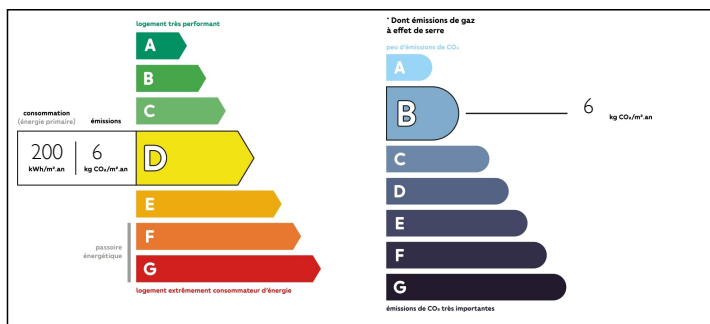
Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	2
Bath:	1
Floor:	110 m2
Plot Size:	1440 m2

## IN BRIEF

Beautifully renovated 2 bedroom detached property in a hamlet setting with lovely views over the garden and countryside beyond, just 10km from the popular market town of St Hilaire du Harcouet. This property comprises on the ground floor: a large and light living room with a woodburner and exposed beams and a modern fitted kitchen. The adjoining dining area has French doors leading out onto the patio and rear garden. There is also a utility room, a larder and a downstairs cloakroom. On the first floor there are 2 double bedrooms, one has a walk-in wardrobe/dressing area, and a spacious bathroom with a bath and shower. Part of the landing area is used as a study and the other part is used as a snug/reading area. Large enclosed garden with mature shrubs and a fruit garden with blackcurrants, raspberries and gooseberry bushes. The gravelled area at the side of the house...



## 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

There are good transport links from the UK to the South Manche area:

The ferry port of Caen Ouistreham is 145km away (approx. 1h30 drive), the port of St Malo is 60km away (approx. 1 hour), Cherbourg 178km (2 ¼ hour drive).

Rennes airport is 67km away (approx. 1 hour drive)  
Nantes airport 192km (2 ¼ hour drive)

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

## LOCAL TAXES

**Taxe foncière: 385 EUR**

## NOTES