

Under Offer - 3 bedroom farmhouse with approximately 6 hectares of land.

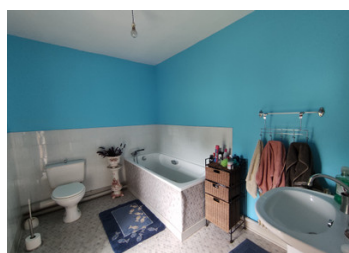
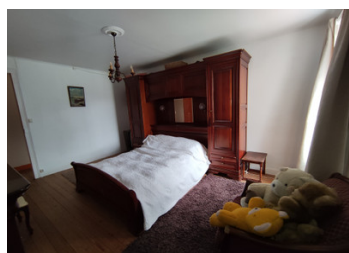


## INFORMATION

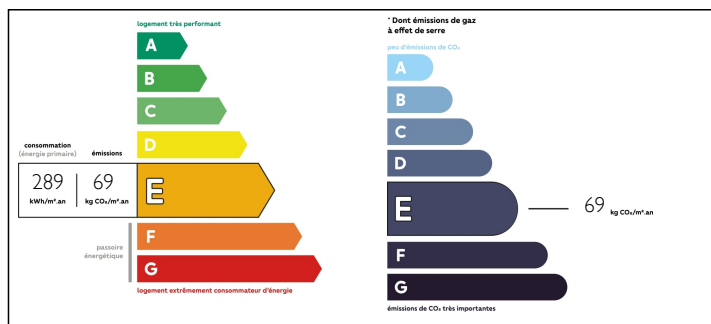
Town:	Percy-en-Normandie
Department:	Manche
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	59800 m2

## IN BRIEF

Arrive down a long private lane which then leads to parking area as well as patio area. Benefiting from almost 6 hectares of flat land as well as a range of outbuildings, a large hanger, a large stone barn used for stabling. At the opposite end of the property an open garage space with access to a work shop with loft space above waiting for conversion, subject to planning. Two further outbuildings on the land, in need of complete renovations.



## 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

The house -

Entrance Hall

Fitted Kitchen with space for breakfast table

Lounge

Dining Room

Utility Room with door to side garden, Shower and wc

Another large room of 18 m2 used as storage.

First Floor

Three large bedrooms as well as a family bathroom with wc.

All double glazed and with oil fired central heating.

## NOTES

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