

Grand maison de Maitre style detached stone house in 1.7 ha close to Saint Hilaire du Harcouet



INFORMATION

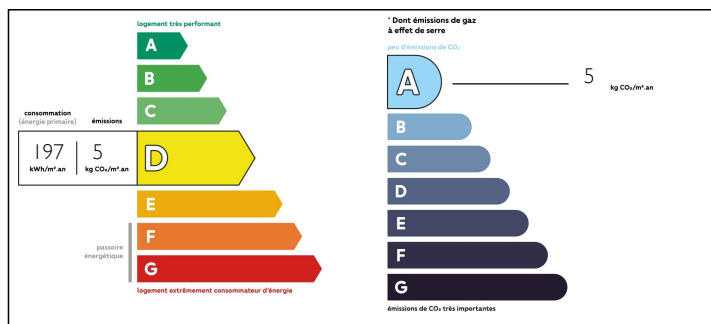
Town:	Le Mesnillard
Department:	Manche
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	17000 m2

IN BRIEF

Substantial detached, stone four bed family home with generous outbuildings in over four acres of flat land. A well maintained property, extensively renovated over the last year with a conforming septic tank and recent electrical installation. An enviable rural location, yet only five km from the popular market town of St Hilaire du Harcouet with all amenities. Saint Malo 85km. Mont St Michel 40km. Caen 95km. Coast less than an hour. Early viewing is highly recommended.



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.



LOCAL TAXES

Taxe foncière: 650 EUR

NOTES

DESCRIPTION

Situated in a hamlet off a quiet country lane, this property offers rural tranquility without isolation and easy access to amenities.

Ground floor.

You enter into a light and spacious 16m² hallway with the 21m² recently fitted kitchen with fireplace to your left and the 21m² living room also with fireplace to your right. To the back of the hall is a useful 6.75m² utility area with downstairs WC and access to the rear garden area and vegetable patch. Also on the ground floor are two good sized storage cupboards. The property benefits from double glazing throughout.

First Floor.

Solid wood stairs lead to a roomy 11m² landing area where you find four double bedrooms, of 14m², 10.8 m², 9.6m² and 8.7m², one of which has a 3.4m² recently fitted ensuite shower room with electric towel rail as well as a separate recently re-fitted shower room of 3.9m² with electric towel rail. The space is excellent.

Second Floor.

There is a large, insulated attic space with good head height that has the potential for conversion should you wish to increase the existing living accommodation, subject to any necessary permissions.

Basement.

Here you find a large cellar covering the footprint of the house with electricity and water, ideal for additional storage. There was access to the house from here that potentially could be reinstated.

Outside.