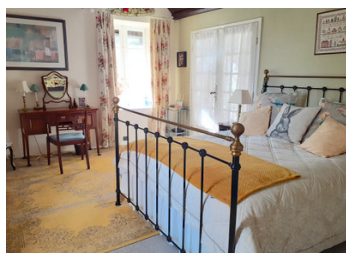


Charming 3-bed detached country cottage with adjoining garage & breath taking views, 20 min to the coast



## INFORMATION

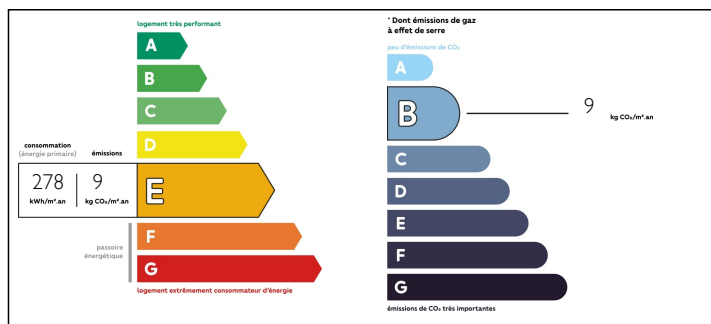
Town:	Isigny-le-Buat
Department:	Manche
Bed:	3
Bath:	2
Floor:	137.5 m2
Plot Size:	3023 m2



## IN BRIEF

Nestled in beautiful gardens with fantastic views over the countryside, this elegant 3 bedroom-stone house has been lovingly decorated by the owners. The ground floor offers a good size fitted kitchen, a refined and spacious lounge with feature granite fireplace and wood burner with direct access to the front terrace. A double bedroom with en-suite bathroom with shower, washbasin and WC completes this floor. To the first floor the large and cosy landing area leads to 2 good-size double bedrooms (one with a walk-in dressing) and a family bathroom with WC. At the back of the house (access from the kitchen) you will find a large adjoining building including a useful utility room, a large room with extra space for storage and a spacious garage/workshop offering further scope for additional habitable surface if needed (subject to planning permission of course). Set in over 3000 m2, the outside is a delight. You have a mix...

## 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

This property is maintained to a very high standard. The beautiful oak beams and exposed stonewalls certainly add to the character. Natural light is throughout due to the numerous windows.

Ready to move into, this charming property is located about 2 km from Isigny-le-Buat with a good range of shops, amenities and services, 10 km to the market town of Saint-Hilaire du Harcouët, 16 km to Avranches, 20 minutes to the Bay of Mont Saint-Michel, 37 km Carolles' sandy beaches. Also 45 km to Granville, 1 hour to Rennes' airport, Saint-Malo/Dinan/Dinard and 1h20 to Caen Ouistreham ferry port

Heating: wood burner and electric radiators

Conforming septic tank

Gravelled driveway, good parking space

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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: 720 EUR

## NOTES