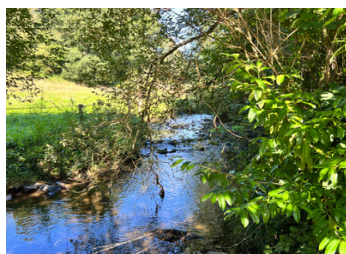


Lovely 3 bedroom cottage with small private lake in the heart of the valley.



INFORMATION

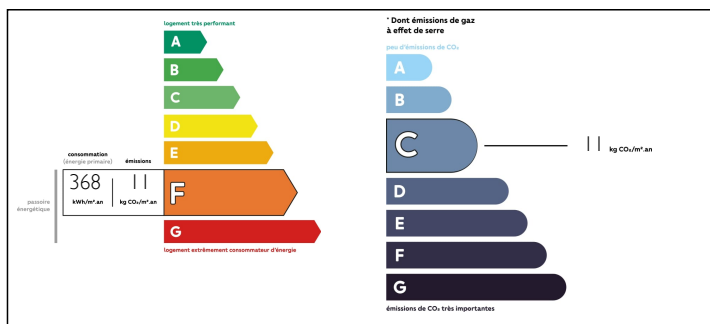
Town:	Brouains
Department:	Manche
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	3029 m2



IN BRIEF

This lovely property is in a stunning location and sits in an area of outstanding natural beauty. It is a peaceful haven for those wishing to get away from it all. It has no neighbours, so not overlooked. You can fish for wild trout from your own grounds and you also have your own small lake. The town of Sourdeval is a short drive away everyday amenities. Ferry ports are conveniently located at Caen and Cherbourg (75-115mins away). This would be ideal as a permanent or second home

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

Ready to move into and in excellent condition throughout!

The front door leads into the hallway. Turn right and this leads into a bright and airy lounge/kitchen/diner. There is a fully fitted kitchen with free standing range cooker and all appliances and kitchen equip is included. Dining room table and chairs and the lounge area is served by a wood burning stove. Electric radiators.

Further down the hallway is the family bathroom with bath, walk-in shower wash handbasin and toilet. There are 2 double bedrooms and a master bedroom with beautiful views over the lake.

A small staircase from this room provides access to a full height attic which spans the whole length of the house. It is floored and the roof has been fully insulated. Here there is a laundry area with washing machine, tumble dryer and dishwasher. There is a bait fridge for the fisherman in the family! There is also plenty of storage space here as well.

OUTSIDE

This is an absolute delight. Gated drive leads to a private graveled parking area. The land wraps around the property and is bordered by the river and mature trees. . To the end of the house is a free standing garden shed. There is decking to the front of the property overlooking the lake with garden furniture which will also be staying. This is a little oasis of calm and tranquility!!!

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

LOCAL TAXES

Taxe foncière: 477 EUR

NOTES