

Pretty village house, in need of some internal refreshment an ideal main residence or holiday home!

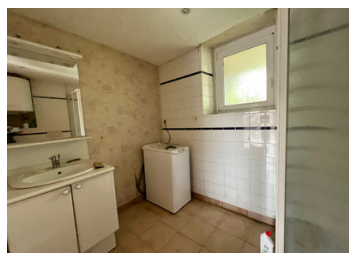


INFORMATION

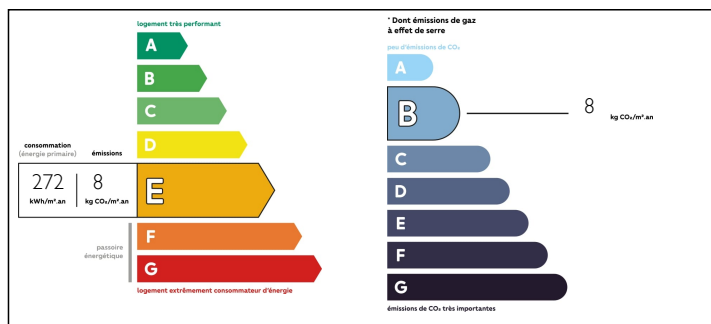
Town:	Saint-Michel-de-Montjoie
Department:	Manche
Bed:	1
Bath:	2
Floor:	70 m2
Plot Size:	236 m2

IN BRIEF

With distant views across to the Le Mont-Saint-Michel and the bay of Avranches this charming village house is tucked onto a small side street in the middle of the village. The property benefits from a new roof and PVC double glazing and being on mains drainage. Split over three floors with adaptable space, this property provides an excellent opportunity to really make it your own. With everyday amenities just 3km away in the town of St Pois.



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

Presently arranged as follows:-

The ground floor comprises of a living area with granite fireplace, tiled floor, double doors to the front of the property and a large under stair storage cupboard. Leading off to the kitchenette with sink, electrical points and door to rear of the property. Shower room with enclosed shower cubicle, WC, sink and space for washing machine. Hot water tank. Oak staircase leads to the first floor, large room currently used as a kitchen/diner, with door to rear, leading to a small glass porch.

Living room, a good size, featuring a fire place, wood flooring and window's to the front of the property, with a great towards the Le Mont-Saint-Michel.

Oak stair case leading to the second floor, off the landing is a small WC with velux window to the rear. Bedroom with Oak flooring and window to the front to take in the view once again!

Off the bedroom is a small washroom with sink and bidet, with a velux window to the rear.

The private walled garden is accessed via a small path at the rear of the property, it's a good size, secluded and has two small outbuildings.

Heating is provided by two wood stoves and electric heaters.

More images available upon request.

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

NOTES