

## Wonderful house with large garden and large outbuilding



## INFORMATION

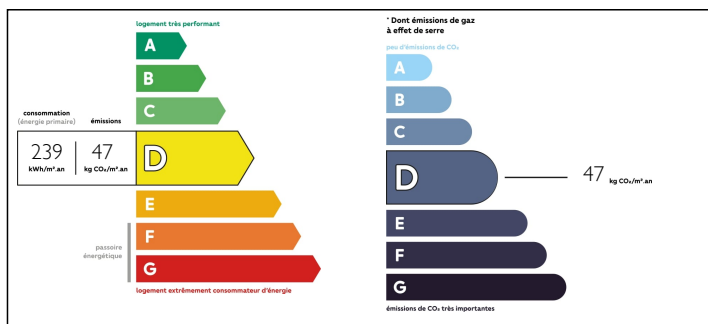
Town:	Ger
Department:	Manche
Bed:	3
Bath:	3
Floor:	102 m2
Plot Size:	1702 m2

## IN BRIEF

A dream for families, garden lovers, artists and DIY enthusiasts. This beautiful stone house impresses across the board with its great room layout, large garden, large cellar and a large light-flooded hall. The house with its 3 bedrooms, 3 bathrooms and 2 kitchens offers the perfect opportunity for relaxed living. The large garden with its fruit trees is perfect for growing your own fruit and vegetables, it offers enough space for pets or simply to enjoy beautiful days in the garden with friends, family or all to yourself. The large hall with a staircase to the fully accessible attic is a dream for every DIY enthusiast, hobbyist, collector or artist. Whether as a workshop, garage or your own studio, the hall with its large window frontage offers the perfect space for all of this.

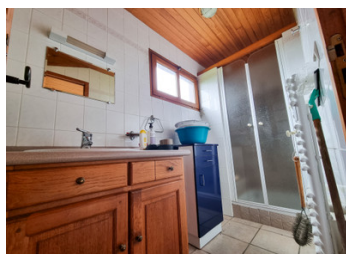


## ENERGY - DPE



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

A stone-built, natural slate-roofed house comprising:

- basement: cellar and garage under the entire house
- ground floor: kitchen, living room, utility room with shower room, WC with washbasin
- first floor: three bedrooms, storage room, bathroom
- attic above accessible via a trapdoor.

Outdoors; a large workshop, a small outbuilding and a large lawned garden. A well next to the house not in operation.

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

## NOTES