

Four bedroom house with a private lake in a peaceful position close to the town of St Pois.

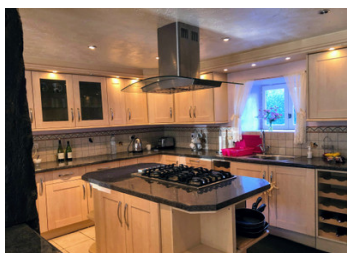


## INFORMATION

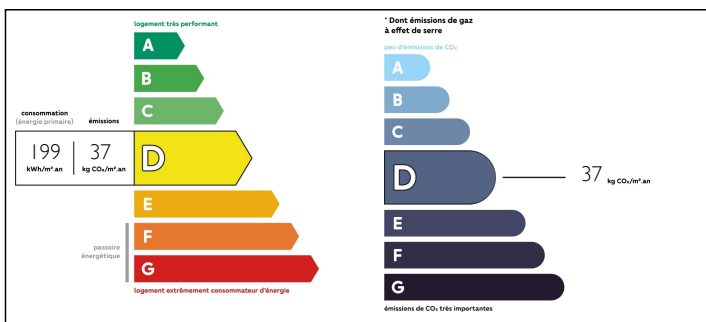
Town:	Saint-Michel-de-Montjoie
Department:	Manche
Bed:	4
Bath:	2
Floor:	136 m2
Plot Size:	6187 m2

## IN BRIEF

This lovely stone house is situated in a quiet rural position on a plot of 1.5 acres with its very own lake! Surrounded by pretty open countryside and just 4.5km from the quaint town of St Pois with everyday amenities. It's the ideal family home with four bedrooms, three bathrooms and a double garage! Just 80 minutes from the ferry ports of Caen and St Malo and 40 minutes to the beautiful westerly beaches.

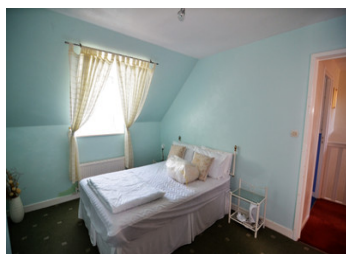
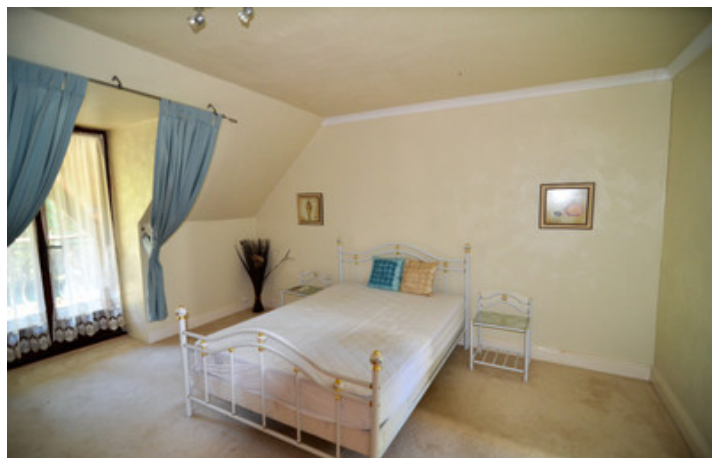


## ENERGY - DPE



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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

On the ground floor:-

Entrance hall

Sitting room with traditional stone fire place and wood-burning stove.

Kitchen with family dining room, fully equipped with a centre island, spacious dining area great for all the family or entertaining.

Large utility room with plenty of space for washing and drying machines, and a convenient ground floor cloakroom with washbasin and WC.

Leading to the large double garage.

On the first floor:-

Master bedroom with direct access to a outside terrace, also with Jack and Jill access to family shower room, with bath, shower, washbasin and WC.

A further double bedroom with en-suite shower room and WC

Two single bedrooms.

Outside, is a pretty paved BBQ area, a larger raised patio ideal for entertaining, and gardens mostly laid to lawn with access to the lake.

Oil central heating and a wood-burning stove.

## NOTES

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