

Under offer: This truly is a complete renovation and land for camping all around.



## INFORMATION

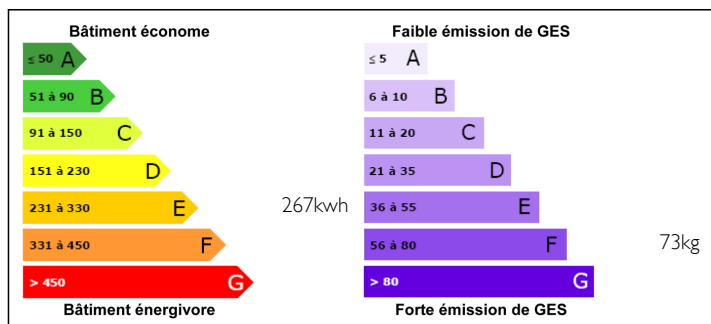
Town:	Brouains
Department:	Manche
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	5210 m2

## IN BRIEF

This is a charming spot to live in the valley of the Sée. It's near the eco museum for the paper mills that existed along the river and an excellent salmon river with cycle route to Mont St Michel passing by. A 20 minute cycle to the busy market town of Sourdeval with all its friendly welcome.



## 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, though comparatively small, is charming and feels a lot larger with outside covered areas. A complete renovation to do.

It comprises :-

An equipped kitchen - 15m<sup>2</sup>.

Dining room / Lounge- 14m<sup>2</sup>.

Bedroom 1 - 12m<sup>2</sup>.

Bedroom 2 - 12m<sup>2</sup>.

Bathroom - 4m<sup>2</sup>.

In front of the house the owner has create a terrace, with outdoor seating and bamboo roofing. There is a BBQ corner and the land surrounds the house on 3 sides and slopes to the entrance drive.

Near the entrance is a garage in a tumble down house for renovation with store room over top and a small goat/sheep shed exists on the land. It's a lovely location and very quiet in a walking, cycling and fishing area.

There is a wood burning stove and gas fuelled radiators. The gas cistern is outside to the east of the property.

There is sufficient land for a horse and the garage space could be converted to a stable.

Access to the property is over a right of way beside the old paper storage house below. Diagnostic report will be carried out before a sale and the septic tank will need upgrading.

## LOCAL TAXES

**Taxe foncière: 350 EUR**

**Taxe habitation: 350 EUR**

## NOTES

\* The currency conversion is for convenience of reference only

\*\*Floor plans and measurements are for information only and have no contractual value. Leggett