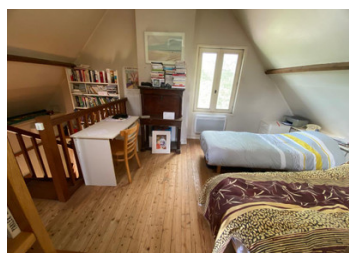


UNDER COMPROMIS Charming cottage, with a separate workshop and a nice garden

EXCLUSIVE



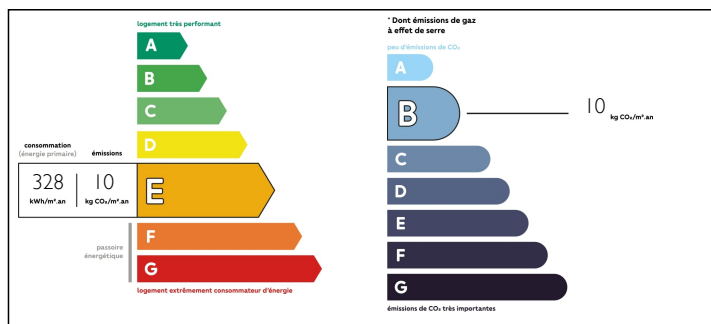
INFORMATION

Town:	Hambye
Department:	Manche
Bed:	2
Bath:	2
Floor:	43 m2
Plot Size:	1330 m2

IN BRIEF

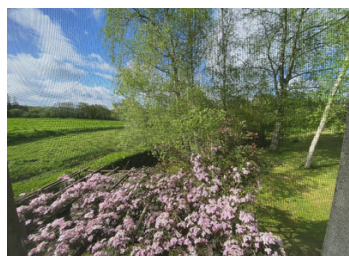
UNDER OFFER In the countryside with enjoy a beautiful garden of 1 330sqm, with a charming cottage of 43m2 (55m2 at floor), ready to move into, with separate workshop. Big barn to convert with high ceiling. Peaceful and quiet place indeed.

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

20/25mns from the sea, discover this pretty 43m² cottage, with: on the ground floor, a kitchen and a living room, heated by the fireplace.

Upstairs, an attic bedroom, a small study and a bathroom.

All in good condition.

On the same plot, a little further up, part of the barn has been converted into a 20m² workshop, with an additional bathroom and dressing room. There is potential to renovate the rest of the barn, with a surface area of 50m² and high ceilings.

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

NOTES