

Country house, 2 bedrooms, needs redecoration, room to expand, has garden & parking, 10 mins from shops



INFORMATION

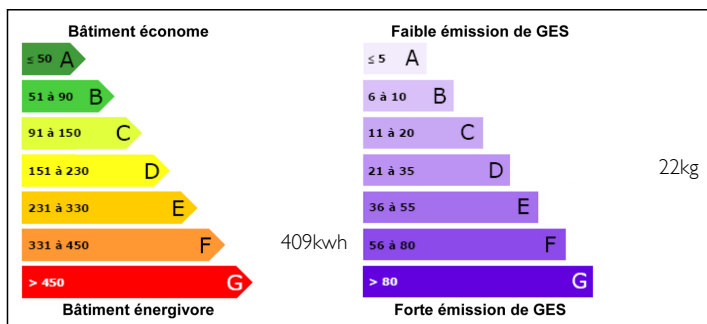
Town:	LE MESNIL ROUXELIN
Department:	Manche
Bed:	2
Bath:	1
Floor:	125 m2
Plot Size:	1679 m2

IN BRIEF

A good, solid house on the edge of a village and only 10 minutes from the major town of St Lô. The house is spacious with 2 bedrooms and 1 bathroom, room to make 2 more bedroom above – part converted. Electric heating & woodburners, double glazing, fitted kitchen, main drainage.



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 ground floor has :-

Entrance to kitchen/dining room – fitted units & woodburner

Hallway and staircase

Sitting room with fireplace

First floor has:-

2 bedrooms

Bathroom with bath, basin & WC



Staircase to large attic space above, possible for conversion to further accommodation – part done.

Outside -

Large garden area to side & rear, front garden area with parking

NOTES

Well-situated it has the major county town of St Lô nearby (10 minute drive) for shops and schools, and most amenities. A nearby railway station takes you to Paris in 2 hrs, and the main ferry port of Caen is approx 45 mins. With Mont St Michel only an hour's drive, the D-day beaches and the Bayeux tapestry also an hour – a great location. Viewing recommended.