





### **Near Mont St Michel (50)**

A large 18<sup>th</sup>/19<sup>th</sup> century property with a large outbuilding set in 12 hectares of land and situated just 10 minutes from Mont Saint Michel. The property is in good condition and has an area of 500 square metres.

*Ground floor:* Entrance hall, living room (85 m), fully fitted kitchen (32 m<sup>2</sup>), lounge (32 m<sup>2</sup>), boiler room (14 m<sup>2</sup>).

*First floor:* Landing (20 m<sup>2</sup>), 6 bedrooms (30, 30, 16, 16, 16 and 14 m<sup>2</sup>), dressing room (4 m<sup>2</sup>), shower room (4 m<sup>2</sup>) with wc, bathroom (6 m<sup>2</sup>) with wc, large attic that is suitable for conversion.

The property has oil fired central heating.

There is an outbuilding (80 m<sup>2</sup>), a vast outbuilding and an outbuilding in need of renovation.

12 hectares – including 2 lakes of a hectare.

**572,000 euros**  
*(agent's fees incl)*

#### **YR 179**

These particulars are intended only to give a description of the property described herein. No warranty is given as to the accuracy of these particulars and Alliance accepts no liability in respect of the same. Nothing in these particulars is to be construed as an offer for the sale and no part of these particulars shall be deemed incorporated in any contract of sale unless specifically stated therein.