

*****UNDER OFFER***Magnificent detached stone property, 4 bedrooms, 3 bathrooms,, , 20 minutes from the coast.**



INFORMATION

Town:	Houtteville
Department:	Manche
Bed:	4
Bath:	3
Floor:	185 m2
Plot Size:	11661 m2



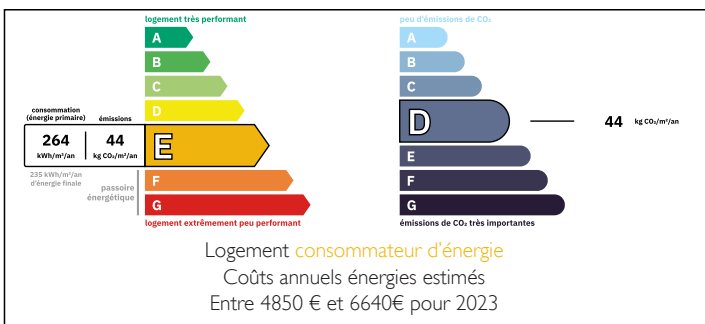
IN BRIEF

This character property is in excellent order, situated on a quiet lane on the edge of the village, with open country views.

This property is located in the village of Houtteville, situated between the larger towns of Carentan (12km) and La Haye du Puits (9km), with all amenities, 12km from the historic Sainte Mere Eglise and 17km from the fabulous west coast beaches of the peninsula.

Easy access to the ports at Cherbourg (45km) and Caen (106km), also rail access to Paris and Eurostar from Carentan. Ferry access to Jersey and Guernsey from Barneville-Carteret.

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 property comprises :

Ground floor :

Large entrance hall
Living room with wood burner
Fully fitted kitchen
Office
Library
Utility room
Shower room + wc
Impressive stone staircase leading to :

First floor :

3 large Bedrooms
2 Bathrooms + wc

Large attic above with a bedroom and plenty of scope to add other rooms.

Enter via large gates into the courtyard with ample parking.
Vast outbuildings, land surrounding the property.
Gas central heating, wood burner, double glazed.

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES