

Splendid 2-3 bed property with large garden. No neighbours. Amenities close by. D-Day beaches 35 min.



## INFORMATION

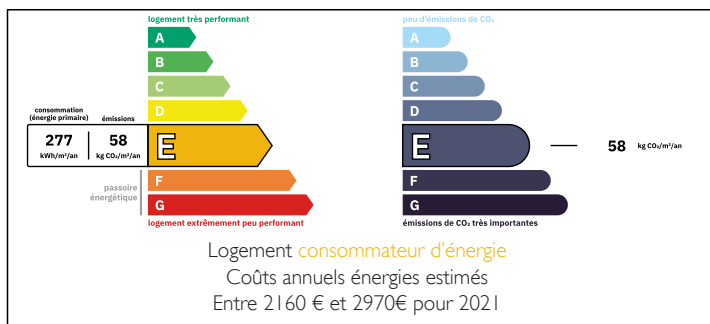
Town:	Moon-sur-Elle
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	2343 m2



## IN BRIEF

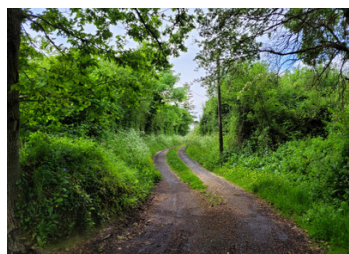
A lovely property at the end of a lane with no close neighbours. 2-3 bedrooms. 2.5 baths. Large conservatory. Large living room with wood-burner. Separate kitchen and dining room. Garages for three cars and a workshop. Amenities close by. Refurbished electrics and recent slate roof. Fuel oil central heating. D-Day beaches at 35 minutes.

## 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.



LEGGETT

## DESCRIPTION

At the end of a small lane we find a private courtyard with plenty of parking and garages for three vehicles. Some new electrics and recent roof.

Enter the house into the large living room with visible beams and a wood-burner. The kitchen is off to the right and is equipped. Dining room to the rear with access to the laundry room and a guest W.C. The sun trap conservatory completes the ground floor layout and allows you to enjoy Normandy all year round.

Upstairs we have 2 bedrooms, one with en suite, and a bathroom with shower and WC. An office, currently used at the third bedroom.

The attic could be converted to additional accommodation.

Amenities close by. The county town of St Lô is around 15 mins. Two ferry ports within an hour and the D-Day beach "OMAHA" is just 35 mins. Trains to Paris at 15 mins.

-----

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

## LOCAL TAXES

**Taxe foncière:** 713 EUR

**Taxe habitation:** EUR

## NOTES