

Superb five-bedroom, character property, swimming pool, 1 acre of land



INFORMATION

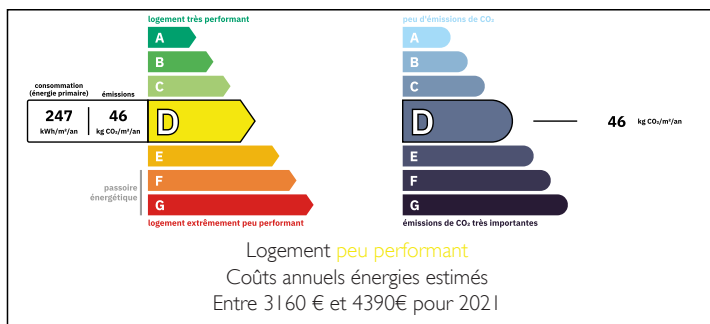
Town:	Marchésieux
Department:	Manche
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	3870 m2



IN BRIEF

This beautiful property has been brought up to date and offers very comfortable living, with a swimming pool. Situated in the village of Marchésieux, with shops, just 9 kms from Periers, with shops, bars, schools and supermarkets. Train service to Paris from Carentan, with its marina, 17 kms, less than 30 minutes to both east and west beaches of the peninsula. The ports of Cherbourg and Caen, both less than an hour away, St Lô 23 kms. The property has two staircases and could be arranged as two units with some work providing an income. The house affords beautiful views across the Marais.

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 :

Fully fitted kitchen

Laundry room

Living room with wood burner

Dining room

Large Office /library

Conservatory

WC

First floor :

4 Bedrooms

Bathroom with wc

Shower room

WC

Second floor :

Large living area

Bedroom

Double glazing throughout, outbuildings, car port, vegetable gardens, patio, swimming pool, large parking area, mature garden with lawn.

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

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES