

Charming country house, 3-bedrooms, with 2.6 acre field, 10 minutes Périers



INFORMATION

Town:	Raids
Department:	Manche
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	10530 m2



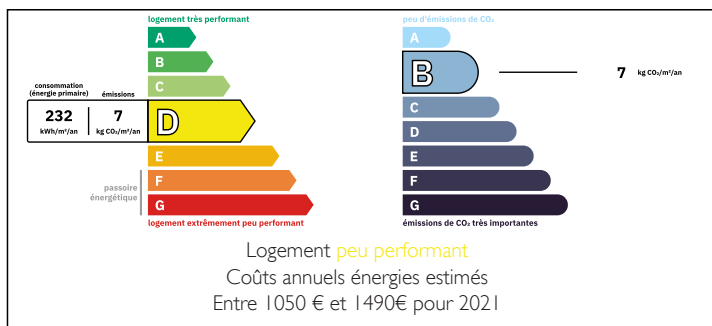
IN BRIEF

Family home or ideal as a holiday home very secluded, 15 minutes from the town of Carentan with all amenities and train station to Paris, 10 minutes from the market town of Périers.

Easy access to both coasts of the peninsula – D Day beaches to the east and the glorious west coast with their unspoilt beaches, looking out to Jersey. Ferry access to the UK and Ireland from Cherbourg, 62 kms.

This property is at the end of a no through road, therefore no passing traffic. Parking area, garage, large field / garden. Attic to be converted into extra living space.

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 :

Kitchen / Dining room

Lounge with wood burner

Bedroom / Office

Shower room with WC

Boiler room (Heat pump)

Workshop adjoining

First floor :

2 Bedrooms

Attic ready to finish

Garage, wood store, double glazed, heat pump plus wood burner, Fiber optic, well, large field suitable for horses.

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

LOCAL TAXES

Taxe foncière: 438 EUR

Taxe habitation: EUR

NOTES