

*** SOLD *** a detached country house to renovate surrounded by views

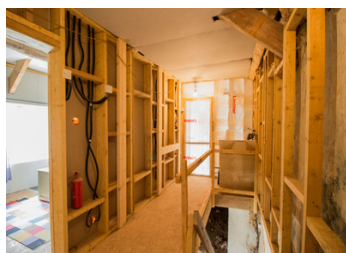
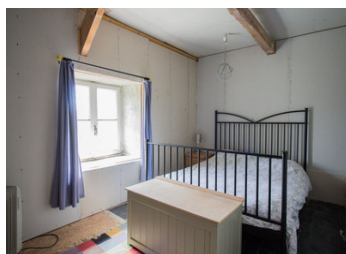


INFORMATION

Town:	Le Mesnil-Véneron
Department:	Manche
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	1420 m2

IN BRIEF

A spacious rendered stone building set on the edge of the Cotentin national park, in need of renovation. Less than an hour's drive to Cherbourg or Caen ferry ports, only half an hour from the D-Day beaches makes this a perfect spot for tourism or leisure.



ENERGY - DPE

DPE not required.

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.



LOCAL TAXES

Taxe foncière: 209 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Set at the end of a quiet lane with fields all around, this substantial detached building would make a wonderful country house with panoramic views stretching down to the Normandy wetlands of the marais.

Ground floor -

Entrance hall

Large sitting room with fireplace + corner kitchen

Large room ready to renovate

2nd large room ready to renovate

First floor -

3 bedrooms

Part-renovated large bedroom with water services ready for en-suite

Bathroom with shower, basin and WC

Attached is a barn, ripe for conversion to further living accommodation or holiday cottage.

This is a rare opportunity not to be missed.

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