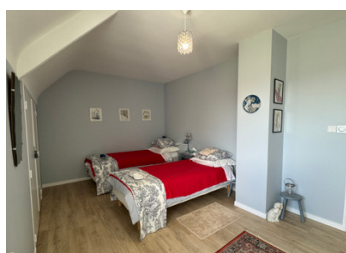


Immaculate 4 bedroom, 2-bathroom house, 10-minute walk to the centre of town with all amenities plus marina.



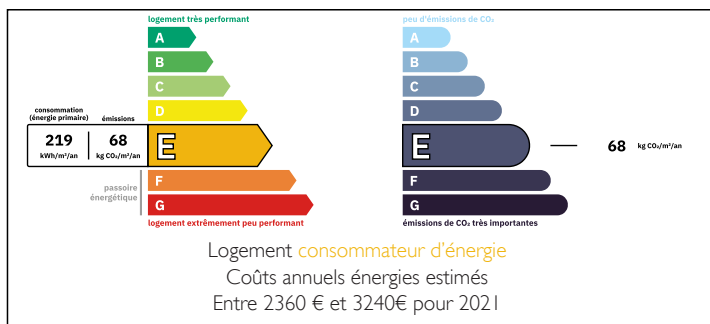
## INFORMATION

Town:	Carentan-les-Marais
Department:	Manche
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	799 m2

## IN BRIEF

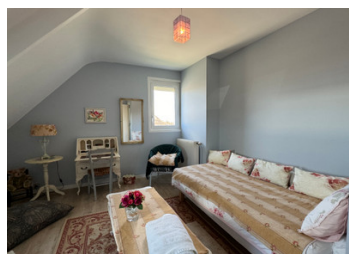
This property is light, bright and in superb order, it is just out of the centre of Carentan, on a quiet road, a 10 minute walk to the train station for access to Paris and Eurostar, a 45 minute drive to Cherbourg, and less than an hour to Caen for ferry access. Carentan is a thriving market town with all facilities plus a marina, and close to the historic D-Day beaches.

## 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.



## LOCAL TAXES

Taxe foncière: 796 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The property comprises :

Ground floor :

Entrance hall

Kitchen

Living room

Bedroom

Bathroom

Conservatory

Toilet

First floor :

Three good size bedrooms

Shower room with toilet

Basement :

Garage

Laundry room

Cave

Very well kept garden with lawns, shrubs, fruit trees and vegetable garden, also a garden shed.

Electric heating, shutters on all windows, mains drainage. The property is in immaculate order. This property is 10 minutes from the centre of town, within easy walking distance of shops, restaurants, bars and the marina.

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