

Character property, divided into 3 dwellings, 5 bedrooms, 3 bathrooms, pool, 2 garages



INFORMATION

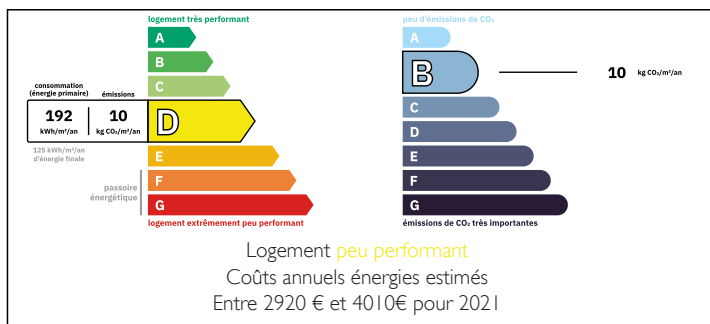
Town:	Le Ham
Department:	Manche
Bed:	6
Bath:	3
Floor:	295 m2
Plot Size:	2367 m2



IN BRIEF

Situated just minutes from the town of Montebourg, with all amenities, and just 15 minutes from the fabulous east coast beaches, steeped in D-Day history, 15 minutes from Sainte Mere Eglise. A thriving tourist area for this, main residence with a lift and two letting properties, heated covered pool, sauna, hammam and games area. Two large garages and ample parking.

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 :

Dwelling 1 :

Ground floor :
Living room with fireplace
Kitchen
WC
Lift

First floor :
3 Bedrooms
Living room
Bathroom
WC
Lift

Second floor :
Games room
Lift

Dwelling 2 :

Ground floor :
Large open plan living room and kitchen
Bedroom
Shower room
WC

Dwelling 3 :
Ground floor :
Living room with fireplace
Kitchen
Conservatory
WC

First floor :
2 Bedrooms
Shower room

Covered heated pool 50m²
Sauna and Hammam
Games room 95m²

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES