

Main 3 bedroom house with 2 gîtes, 3kms from the sea, village setting, west coast of the Cherbourg peninsula



INFORMATION

Town:	Saint-Germain-sur-Ay
Department:	Manche
Bed:	8
Bath:	4
Floor:	250 m2
Plot Size:	680 m2

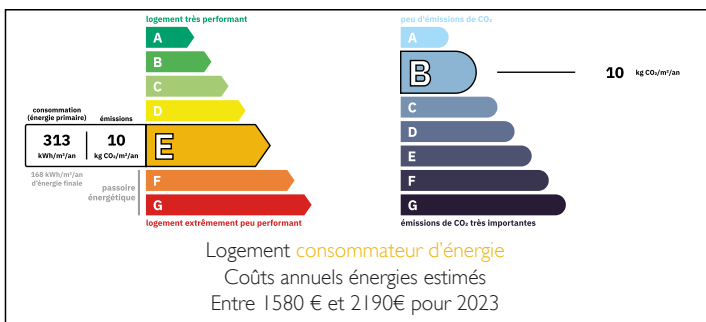
IN BRIEF

The property is situated in the village of St Germain sur Ay, with a shop and a bar. Just 3 kms from the coast with a variety of shops and restaurants. The larger towns of La Haye du Puits and Lessay are 10 minutes away, with shops, supermarkets, bars, cinema, schools and health centre. Easy access to the ports of Cherbourg (1 hour) and Caen, 35 minutes to Carentan, with train station to Paris.

The popular resorts of Portbail and Barneville Carteret are close by.

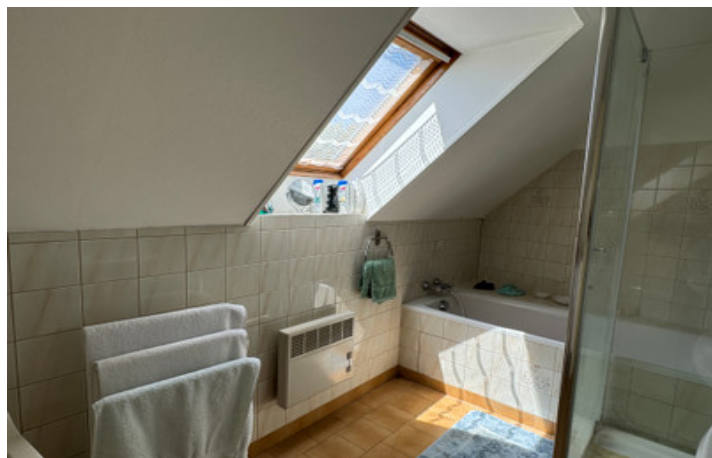
The property is flexible in that it could be a large 6 bedroom family home with a separate 2 bed apartment, or a family home with a 2 bed and a 3 bed gîte.

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 habitation: EUR

NOTES

DESCRIPTION

The property comprises :

UNIT 1

Ground floor :
Living room with fireplace
Kitchen
Shower room with wc

First floor :
3 Bedrooms
wc

UNIT 2

Ground floor :
Living room with fireplace, open to kitchen
Dining room
Utility room
wc

First floor :
3 Bedrooms
Office on mezzanine
Bathroom with bath and shower
wc

UNIT 3

Ground floor :
Living room with fireplace
Kitchen
wc

First floor :
2 bedrooms
Shower room
wc

Units 1 and 2 have an adjoining door, so could therefore become one unit.

Each unit has its own garden and barbecue area.