

**** Under Offer ** Beautifully situated 3-bedroom stone house with panoramic views. No near neighbours**



INFORMATION

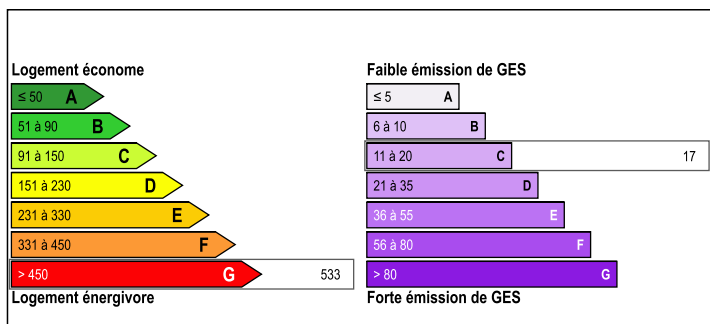
Town:	Carentan-les-Marais
Department:	Manche
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	1530 m2

IN BRIEF

Set in a quiet part of the Norman countryside with amazing views over the wetland nature reserve, this character stone house is in good condition. Currently heated by wood-burning stove and electric radiators, with double glazing all-round.



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

Entrance to courtyard with parking space

Ground floor ;

Sitting room with wood-burning stove - stairs to upper floor

Kitchen/dining room with large windows and panoramic views

First floor ;

Three bedrooms

Bathroom with shower, basin and WC

Outside ;

Garage, lawned gardens

Wood fired heating and electric radiators, double glazing all-round.

LOCAL TAXES

Taxe habitation: EUR

The nearby town of Carentan-les-Marais (5 minutes) has most shops with ; supermarket, bars & restaurants, post-office, market, bank etc. The railway station has a regular service to Paris (takes 2hrs), the ferry ports of Cherbourg and Caen are under an hour, the airport at Carpiquet is 45 minutes.

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

NOTES