

*****RENOVATED 2025***** Charming town house, , 3 bedrooms, small courtyard, 10 minutes from the coast in La Haye



INFORMATION

Town:	La Haye
Department:	Manche
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	115 m2

IN BRIEF

NEW DPE PENDING EARLY SEPTEMBER

Since the last DPE certificate there have been upgrades to the insulation, new electric radiators and water heater and a wood pellet stove has been installed.

Situated in the centre of La Haye du Puits, a bustling town, with shops, supermarkets, restaurants, bars, medical centre, schools and a cinema. The beautiful beaches on the west coast of the peninsula are just a 10 minute drive away, and 30 minutes to the D-Day beaches on the east coast. Well situated for rail access to Paris, from Carentan, 25 minutes, and ferry access at Cherbourg, 40 minutes. Ferry access to the Channel Islands from Barneville-Carteret, 20 minutes.

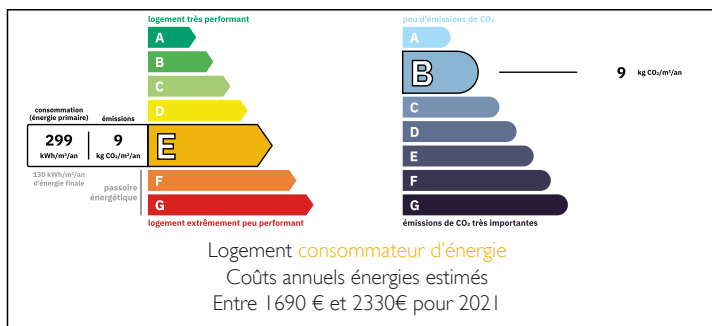
Ideal main residence or holiday home, double glazed, electric heating, mains drainage. Access and parking,

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.



ENERGY - DPE





DESCRIPTION

The property comprises :

Ground floor :

Kitchen

Living room

Shower room

wc

First floor :

2 Bedrooms

Second floor :

Bedroom

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

LOCAL TAXES

Taxe habitation: EUR

NOTES