

Two bedroomed, semi-detached house with double-glazing, central heating and garden. 20 mins from D-day beaches



## INFORMATION

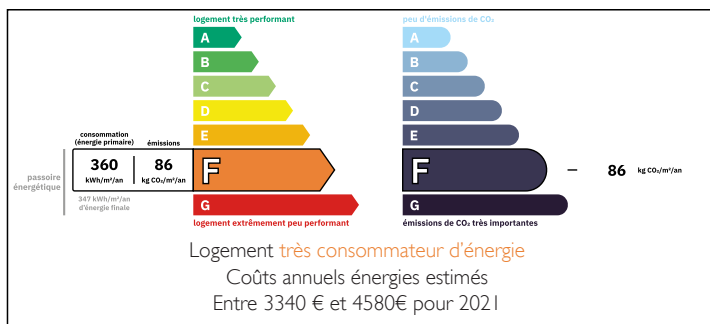
Town:	Moon-sur-Elle
Department:	Manche
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	391 m2

## IN BRIEF

Only 20 mins from the D-Day beaches and less than an hour's drive to Cherbourg or Caen ferry ports, makes this a great spot for tourism or leisure. You can walk to the train station and small shops in 2 minutes! Semi-detached with private parking & garage, this 2 bed house has double glazing all-round, oil-fired central heating, and ground floor bathroom & bedroom. There's a garage/workshop, a sunny terrace and a private garden.



## 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

Ground floor -

Sitting room

Dining room with wood pellet burner

Kitchen

Bedroom

Bathroom with shower, basin & WC

Adjoining garage & workshop with central heating boiler

First floor -

Bedroom

Heating by oil-fired central heating system, radiators in all rooms, windows are double glazed throughout

Outside – garden with lawn, garage/workshop (c/h boiler room), private parking area.

Within a 2 minute walk of the small train station (which has a regular service to Paris, takes 2 hours), also small shops. Larger shops a 5 minutes drive away, and in easy reach of the historic town of Bayeux (25mins), D-day beaches 20 mins, ferry port approx 1 hour.

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

## LOCAL TAXES

**Taxe foncière: 420 EUR**

**Taxe habitation: EUR**

## NOTES