

Charming home with garden, parking and direct Paris train in 2h



INFORMATION

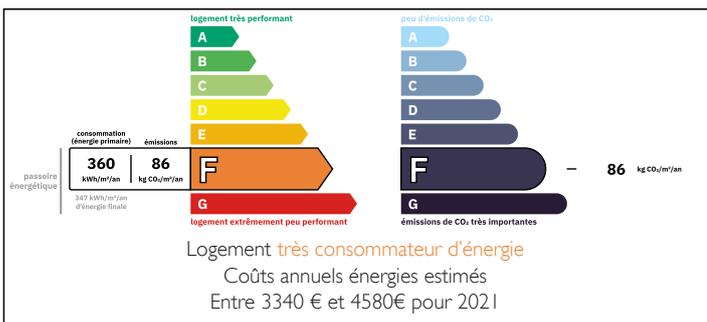
Town:	Moon-sur-Elle
Department:	Manche
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	391 m2



IN BRIEF

In Moon-sur-Elle (50680), just a short walk from Lison train station with direct connections to Paris in only 2 hours, this semi-detached house offers comfort and convenience in a charming Normandy setting. The ground floor features a fitted kitchen, a dining room with pellet burner and garden views, a sitting room with stairs to the upper level, a bedroom, and a bathroom with shower and WC. The adjoining garage houses the oil-fired central heating boiler, regularly serviced. Upstairs, you will find an additional bedroom. Outside, the property benefits from a private garden, parking area, and outbuilding. The house is connected to mains drainage and is within walking distance of local shops and services. Ideal as a permanent residence, a second home, or for commuting to Paris.

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

This character semi-detached house is ideally located in the commune of Moon-sur-Elle (50680), just minutes from Lison train station, making Paris accessible in only 2 hours.

The ground floor offers practical and comfortable living spaces:

A fitted kitchen with storage and workspace.

A dining room with a modern pellet burner and pleasant views over the garden.

A sitting room with stairs leading to the upper floor.

A ground-floor bedroom, convenient for single-level living.

A bathroom with shower, wash basin and WC.

Attached to the house, the garage includes the boiler room with an oil-fired central heating system, regularly maintained for efficiency and peace of mind.

The first floor provides an additional bedroom, creating a flexible layout for guests or family.

Outdoors, you will find a private garden, a parking area for several vehicles, and an outbuilding for storage or workshop use.

Key features include: mains drainage, oil central heating with pellet burner, good natural light, private parking, and proximity to amenities.

Location advantages:

Walking distance to small local shops.

Lison SNCF train station within walking distance, direct to Paris–Saint-Lazare in 2 hours.

LOCAL TAXES

Taxe foncière: 420 EUR

Taxe habitation: EUR

NOTES