

Charming 2-bedroom property, in the country, 954m land, 25 minutes from the coast.



## INFORMATION

Town:	Nay
Department:	Manche
Bed:	2
Bath:	1
Floor:	120 m2
Plot Size:	954 m2

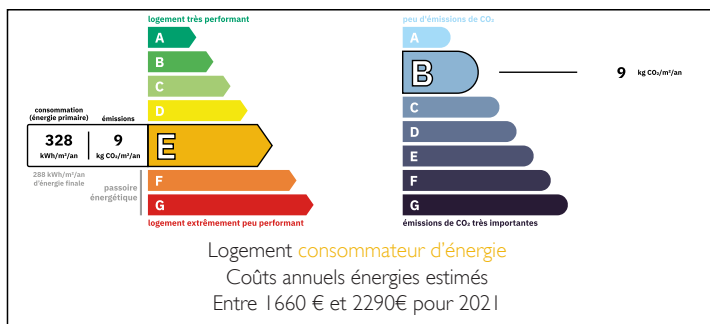


## IN BRIEF

This spacious character property is in good order. Situated in a very quiet country spot, surrounded by garden, not overlooked, in the village of Nay, just a short distance from Périers (8 km), a larger market town with all amenities. Well situated for rail access to Paris from Carentan (13 km), and ferry access at Cherbourg (55 km) and Caen.

Within 25 minutes of each coast of the peninsula – the fabulous sandy beaches on the west side, looking out to Jersey, and Sainte Mere Eglise and the D-Day beaches on the east side.

## 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

The property comprises :

Ground floor :

Living room with wood burner

Dining room with wood burner

Fully fitted kitchen

First floor :

2 Bedrooms, one with WC

Bathroom with shower and bath, WC

Electric heating plus wood burners, ample parking, garden to the rear.

New septic tank, which conforms.

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

## LOCAL TAXES

Taxe foncière: 393 EUR

Taxe habitation: EUR

## NOTES