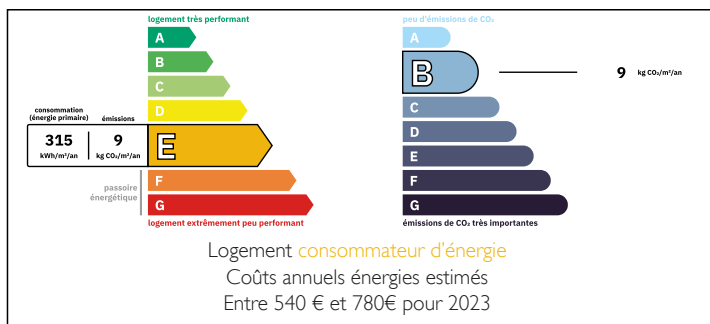


*****SOLD***** 2 bedroomed stone cottage in peaceful countryside location with large garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Varenguebec
Department:	Manche
Bed:	2
Bath:	2
Floor:	27 m2
Plot Size:	2865 m2

IN BRIEF

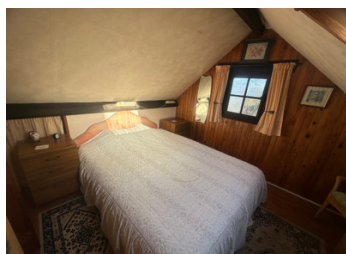
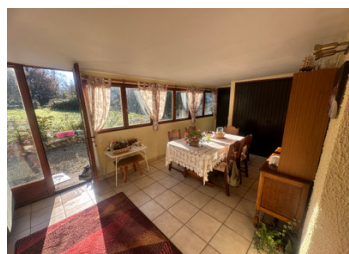
Looking for a quiet bolthole in the French countryside close to the Ferry ports of Cherbourg (43km) and Ouistreham (116km) Beautiful sandy beaches are a 15km drive and the busy market town with its great selection of shops and restaurants is only 7km from the property.

This 2 bedroomed stone cottage could be perfect a lock up and leave or a place to retire to a more relaxing pace of life. The property could benefit from some refurbishment, downstairs is an open plan kitchen/living area with wood burning stove and a shower room and a conservatory / dining area. There is a large workshop with WC that could be converted to almost double the downstairs living space. On the first floor are two mansarded bedrooms and a wash room with WC.

In the large garden (2865m2)...

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

- Garden / Shed / Car port

Grounds floor

- kitchen/ living area with wood burning stove
- Conservatory / dining area
- Workshop with WC
- shower room

First floor

- 2 double bedrooms
- Washroom with .wc

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