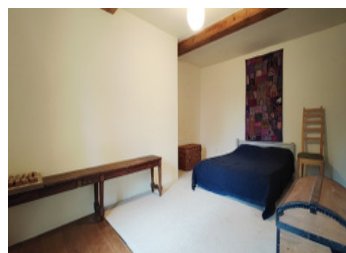
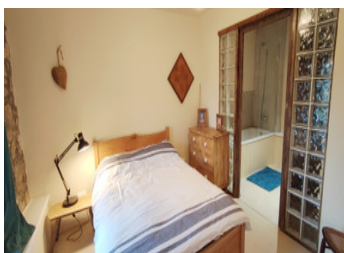


Beautiful 3 bed, 2 bath restored longère. Wood central heating. GF living possible. Plus 70m2 barn. Parking.

EXCLUSIVE



INFORMATION

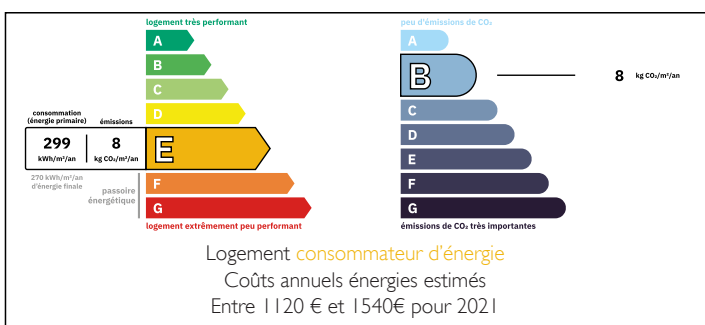
Town:	Tribehou
Department:	Manche
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	3391 m2

IN BRIEF

A fully renovated traditional Normandy longère featuring 3 bedrooms and 2 full bathrooms, one conveniently located on the ground floor. Large kitchen diner. Tastefully and sympathetically renovated respecting traditional methods and benefiting from a recently installed wood fueled central heating system, this beautiful house is a cosy retreat with additional potential. A delightful property with nearly an acre of land located in a superb position on the edge of the village of Tribehou offering easy access to the forrest and river with amenities at 2 minutes. The D-Day and atlantic coast beaches are close by with the ferry ports of Caen and Cherbourg within a 1 hr drive. SNCF Paris at 15 mins.

This is a superb property for a permanent or holiday home/gite that could also provide an income stream. The 70 m2 attached barn and the developable...

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.



LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Come and discover this beautiful fully renovated traditional Normandy longère. From the terrace area we enter the property to find a modern fitted kitchen with dining area and wood fueled central heating burner: 5.24m x 4.53m (23m²). The new and recently installed oak staircase gives us access to the first floor bedroom 3.28m x 3.10m (10m²) with ensuite bathroom. From the kitchen we have access to the lounge: 5.41m x 3.10m (16.5m²), the snug/bedroom: 3.51m x 2.91m (9m²) and the ground floor bathroom: 2.35m x 1.58m (4.5m²). A beautiful winding wooden staircase leads from the snug/bedroom to the first floor where we find a very useful office/bedroom (mezzanine style): 5.11m x 2.96m (12.75m²) connecting through to the largest bedroom: 5.3m x 4.52m (20m²). The vendor has made some significant changes to the interior of the property, specifically the installation of the wood burning central heating system, updating to the ground floor bathroom and the installation of a 2nd staircase to make the house more usable and comfortable. Central heating and double glazed throughout.

Attached barn of 70m² and additional wood store. A field leads down to the river.

Ideally located to enjoy all that Calvados and Manche have to offer. Equidistant from the renowned D-Day beaches of Omaha and Utah and the spectacular atlantic west coast beaches of the peninsula. The property is within easy reach of all of the historic sites that the area has to offer from Mont St Michel in...