

## Renovation project 8km from beautiful sandy beaches



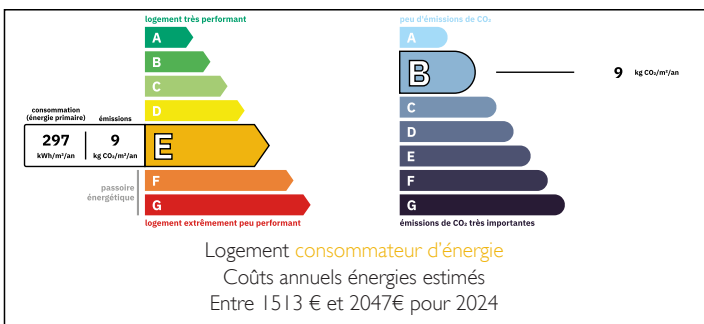
## INFORMATION

Town:	Fierville-les-Mines
Department:	Manche
Bed:	3
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	1539 m <sup>2</sup>

## IN BRIEF

William Darwen and Leggett are proud to present this traditional Normandy stone house in the classic longère style, set in 1,530 m<sup>2</sup> of gardens in a peaceful countryside setting just 10 minutes from glorious sandy beaches. Ideally located near the popular towns of Barneville-Carteret, Portbail, and Bricquebec, with the Cherbourg ferry port only 38 km and Ouistreham 130 km, the property combines rural tranquillity with excellent coastal access. Offering generous space for a family residence or the perfect lock-up-and-leave holiday retreat, the house also presents strong rental income potential. A rare opportunity to acquire a charming Normandy property in one of the region's most sought-after areas.

## 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

Of classic stone construction this project is ready for you to put your stamp on it. The roof has been entirely renewed as have the doors and windows (uPVC), The internal dimensions of the house are generous and could be arranged to suit your needs. The house is currently arranged as an entrance door leading to a barn area, with 2 reception rooms, a kitchen, WC and laundry area. Upstairs are 2 bedrooms, one with ensuite.

There is ample off-street parking at the front of the property but also a searate drive leading to a lawned garden with a shed. A study is available for a new septic tank installation.

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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 habitation: EUR

## NOTES