

UNDER OFFER. Two bedroom house with private parking and fenced plot. 3 mins from town.



INFORMATION

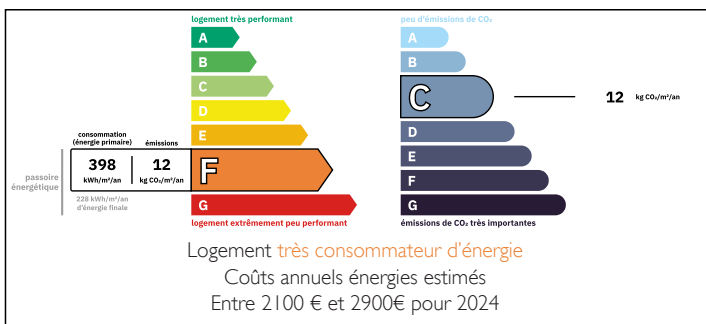
Town:	Le Breuil-en-Bessin
Department:	Calvados
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	653 m2



IN BRIEF

A great place to start a new life in Normandy. A lovely house with potential. Currently laid out as a 2 bedrooms and one bathroom but with room to add one of each in the loft. Ground floor living set up. Private parking with gated entrance. Huge veg plot and numerous storage sheds. Low running costs, wood burner and electric heating. 3 mins to town with all services and SNCF Cherbourg-Paris. Great location.

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 has two entrances, one directly into the kitchen via the porch and the other directly into the living area. From the living room we have access, right to a room currently used as a bedroom, to offer ground floor living. Or to the left we pass through the the hall with bathroom and separate W.C. and on to the kitchen. The spacious kitchen runs back to front of the house and has a handy pantry under the staircase. From here we have access to the staircase for the first floor where we find a bedroom and further on an attic space ready for development. A nice property for a very reasonable price in this highly sort after area of Normandy. 15 mins to the D-Day beach "Omaha" and 3 mins to Molay-Littry, a small town with all services. Cherbourg and Caen ferry ports within an hour. Bayeux and direct trains to Paris or Cherbourg at 5 mins. Don't miss this opportunity.....

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

LOCAL TAXES

Taxe foncière: 700 EUR

Taxe habitation: EUR

NOTES