

UNDER OFFER Delightfully restored stone cottage 5km from the beach. 35km from Cherbourg ferry port.

EXCLUSIVE



INFORMATION

Town:	Les Moitiers-d'Allonne
Department:	Manche
Bed:	1
Bath:	1
Floor:	50.9 m2
Plot Size:	80 m2

IN BRIEF

Delightfully restored stone cottage 5km from the chic coastal resort of Barneville Carteret,.

An ideal lock up and leave property with holiday rental potential due to the close proximity of the wonderful sandy beaches and dunes of , and the ferry ports of Cherbourg (35km) and Ouistrehaam (143km). The cottage is on the edge of the active village of Les-Moitiers-d'Allonne with two restaurants and a bakery. The current owner has made the most of the space over 3 levels and has retained the character of the traditional stone building. The sunny small terrace garden is south-west facing. There is parking for a small car outside the house.



ENERGY - DPE

DPE not required.

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

accommodation arranged over 3 levels including:-

Ground floor

Living area (12.4m²) with wood burning stove with French doors leading to a small garden terrace area, and utility area currently arranged as a second bedroom (12.9m² and storage area.(10.17m²)

First Floor

Kitchen dining area (23m²)

Second Floor

Bedroom (11.9m²)

Bathroom (1.56m²)

Total living space with height equal to or above 1.80cm 49m²

Small SW-facing terrace outside

Parking

High speed internet

Micro station sewerage treatment plant installed 2015

Double glazing

Wood burner

Electric underfloor heating.

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