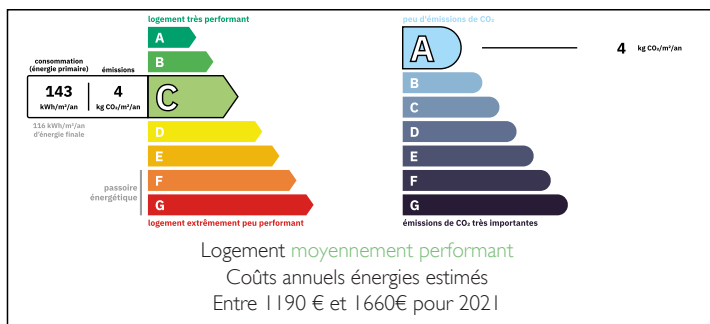


4 bedroomed detached house with clay tile roof plus 1 bedroomed annexe, Gardens. 40km from Cherbourg ferry.

EXCLUSIVE



ENERGY - DPE



INFORMATION

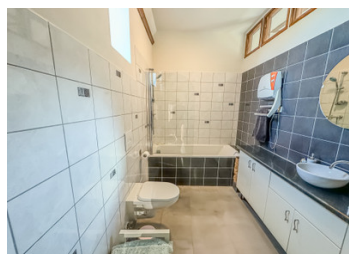
Town:	Auxais
Department:	Manche
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	1669 m2

IN BRIEF

Tastefully restored detached four bedroomed house and 1 bedroomed annexe in a small hamlet in a peaceful rural location. Private garden and ample parking in front. 4km from amenities (Saintenay). This property is ideally located with easy access to fee to either coast and the peninsular and accessible from the ferry ports of Cherbourg and ouistrehaam .

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

Ground floor:

Modern fitted kitchen and dining with dishwasher, oven and microwave,
Living room with wood burning stove,
Lobby area and wash room,
Downstairs shower room,
Second kitchen and dining area.

First Floor:

Bedroom 1,
Bedroom 2,
Bedroom 3,
Bedroom 4,
Bathroom with WC,
Loft access with storage.

LOCAL TAXES

Taxe habitation: EUR

Separated annexe with Kitchen/Living room and bathroom, private gardens
Electric heating and double glazing.

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

NOTES