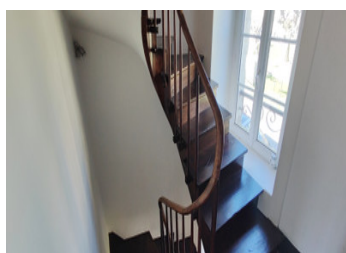
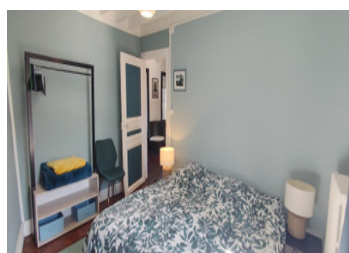
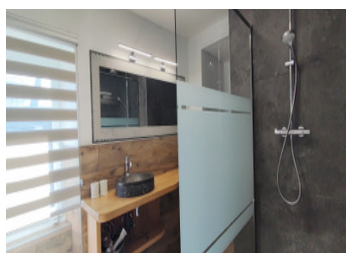
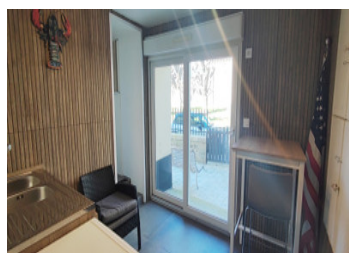


TURNKEY investment/holiday home. Immediate income. Close to Utah beach. Village property. Ferry at 30 mins.



INFORMATION

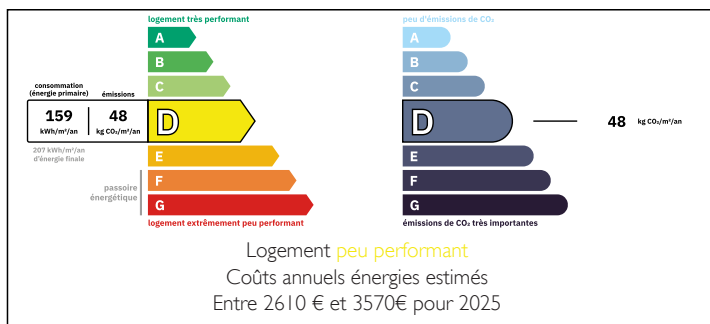
Town:	Sainte-Marie-du-Mont
Department:	Manche
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	158 m2



IN BRIEF

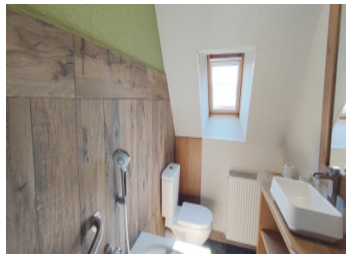
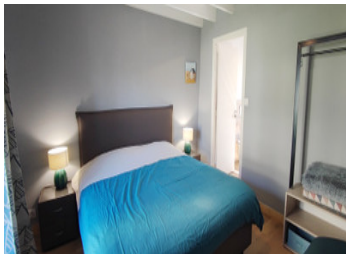
Tastefully renovated 4 bedroom townhouse in the middle of a village with amenities. Currently run as a successful gite, this characterful property oozes charme and has been completely updated. Large living dining kitchen (new), rear kitchen, W.C. and boiler room on the ground floor. Sunny terraces front and rear. Winding original staircase to first floor featuring a large lounge connecting two double bedrooms and a jack and jill bathroom with Italian shower and W.C. The staircase continues to the second floor and a further two bedrooms and bathroom with W.C. Double glazed, fuel central heating. Ready to go, no works needed. Saint-Marie-du-Mont is famed for being the first village to be liberated by the allied paratroopers in June 1944. Many of the properties surrounding the church have storied histories from this time. The village has ample amenities...

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

null

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

LOCAL TAXES

Taxe foncière:	450 EUR
Taxe habitation:	EUR

NOTES