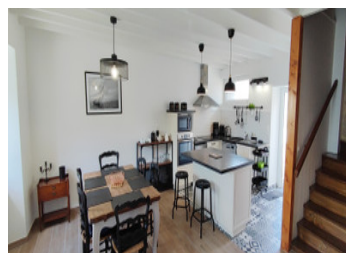
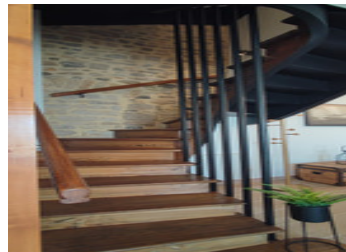


Perfect 3 bed townhouse. Mews property, fully renovated, ready to go, rent or both. Utah beach 5 mins.



## INFORMATION

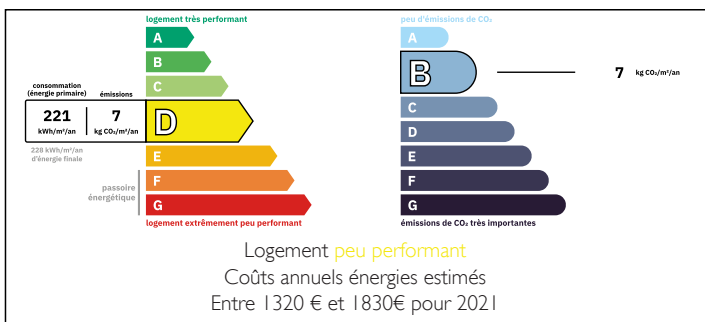
Town:	Sainte-Marie-du-Mont
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	60 m2



## IN BRIEF

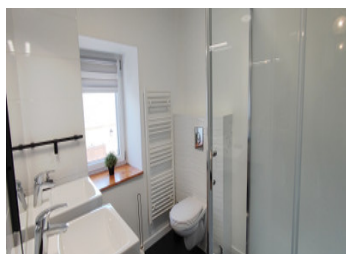
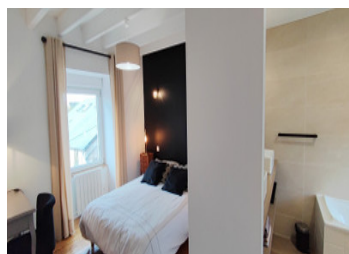
Beautiful mews property, fully renovated including roof. No work needed, enjoy immediately. 2/3 bedroom townhouse with two full bathrooms on the first floor and a guest W.C. on the ground floor. Large open plan living dining kitchen with access to the rear terrace and utility room. Living area featuring open fire and period in-wall cupboard. Spectacular original staircase leading to first floor offering two large bedrooms and two full bathrooms, one ensuite. Staircase continues to loft area featuring a large room laid out as a lounge and a store cupboard. The cupboard could be transformed into a 3rd bathroom and the lounge area could easily accommodate two further bedrooms. Sunny outside terrace with utility room and W.C. Parking. Walk to restaurants and bakeries. Utah beach and memorial at 5 mins.

## 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 been run as a successful gite these past years. The owners have spared no expense renovating the property to the highest standards. Ideal pied-a-terre or investment property. Situated in the historied village of Saint-Marie-du-Mont, the property offers spacious accommodation over three levels. Private parking and a sunny rear terrace with handy utility room at the rear. On the ground floor we have an open plan living-dining-kitchen area with access to both front and rear entrances. The space is impeccable and features an original fireplace, visible beams and winding staircase to the first floor. Here we have two double bedrooms and two bathrooms, one of them ensuite. The staircase continues to the loft area where we have a large open space currently set out as a lounge area and a small room for storage. This space could easily be a third bedroom with ensuite or indeed two additional bedrooms. The property is close to amenities whilst being secluded in the mews. The famous Utah beach is just 5 mins away and the towns of Sainte-Mere-Eglise, Carentan and Cherbourg are a short drive. Trains to Paris at 15 mins. Cherbourg Ferry port at 45 mins.

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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 foncière: 300 EUR**

**Taxe habitation: EUR**

## NOTES