

*****UNDER OFFER*** Three bedroomed stone town house in the centre of historic Saint-mère-Eglise**



INFORMATION

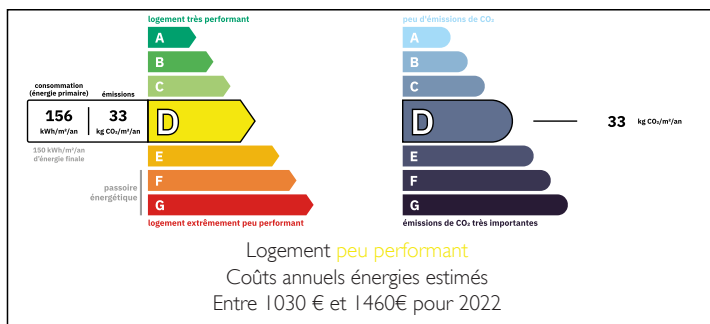
Town:	Sainte-Mère-Église
Department:	Manche
Bed:	3
Bath:	1
Floor:	73 m2
Plot Size:	11 m2



IN BRIEF

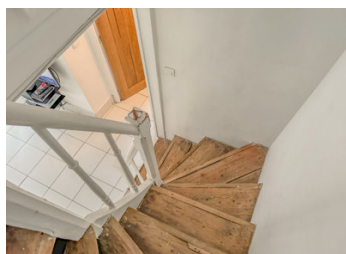
Here is a chance to own a pied-à-terre in the centre of historic Saint-Mère Eglise, steeped in the history of the D-Day landings and immortalised in the classic film The Longest Day. This 3 storey 3 bedroomed property has been modernised with a fitted kitchen and appliances, a Vaillant condensing gas boiler providing full central heating. The property is within walking distance (50m) from the town square and church and the town has a good selection of shops, restaurants and businesses, the supermarket is just 500m. The town hosts an annual liberation celebration on the 6th June attracting visitors from far and wide. Outside of these events Saint-Mère-Eglise is also a typical French market town with great links via the N13 to the whole of the peninsula. Utah beach is a 12km drive, and there are plenty of...

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

Ground Floor:-

- Entrance
- Open plan living area with kitchenette (27m2)
- WC and handbasin (2m2)
- French doors leading to Courtyard/BBQ area (11m2)
- Storage shed

First floor

- Bedroom 1 (16m2)
- Bedroom 2 (11m2)
- Bedroom 3/Office (7m2)
- Bathroom with WC (6m2)
- Staircase leading to

Second Floor

- Loft and storage area with potential for conversion (35m2)

Vaillant Gas condensing boiler (2021), Central heating, partial double glazing, high speed internet and good mobile 4G coverage. Roof renovated 2014.

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