

Detached Character Stone Cottage with beautiful garden just 1.5 miles from sandy beaches.

EXCLUSIVE



INFORMATION

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|-------------|---------|
| Town: | La Haye |
| Department: | Manche |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 177 m2 |
| Plot Size: | 3973 m2 |

IN BRIEF

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Rare Opportunity – Character Stone Cottage Near the Coast

A rare chance to own this beautiful detached stone cottage full of character, located just 1.5 miles from unspoilt, uncrowded sandy beaches.

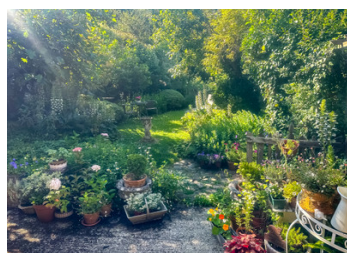
This charming home will appeal to those who value period features: original clay floor tiles, finely carved wood details, and a magnificent stone fireplace as the centrepiece of the main living room.

The property offers generous proportions and can be arranged as two separate living areas, creating excellent potential for income rental or guest accommodation.

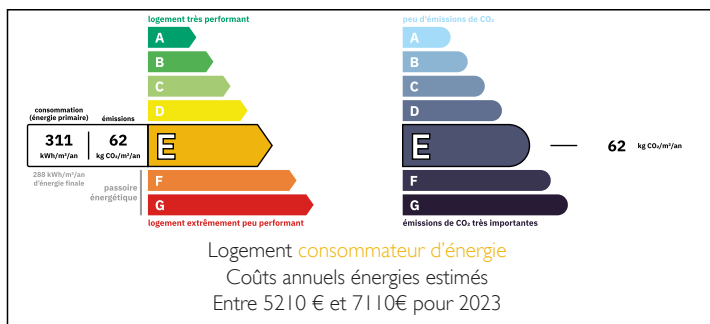
To the rear, mature gardens provide a tranquil,

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.



ENERGY - DPE





DESCRIPTION

Ground Floor:-

entrance hall 10.5m2
Kitchen with Wood burning stove 25m2
Bathroom 6.3m2
Lounge 21m2
Large living/dining area with wood burner and kitchen Area 53.6m2
WC and washroom 3.3m2

First floor:-

Bedroom 1 17.4m2
Bedroom 2 19.3m
Shower room 12.4m2
Bedroom 3 with .En-Suite 12.7m
Bedroom 4 with En-Suite 10.9m2

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

Outbuildings including pressoir, garage 17m2 and boiler room.

Mature gardens

Pasture

Oil central heating'

Septic tank

fibre high speed internet

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

NOTES