

5 bedroomed detached House close to ferry port in a secluded location. Currently producing 12.000 / annum

EXCLUSIVE



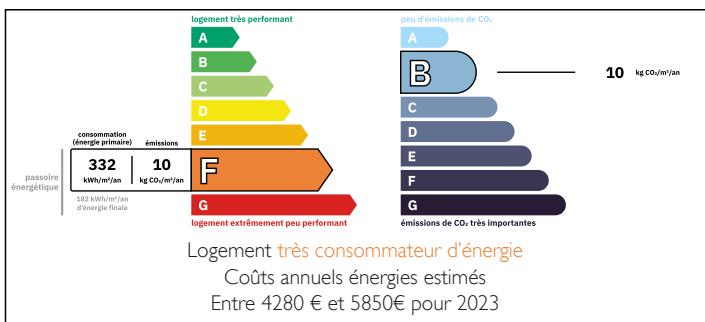
INFORMATION

Town:	Besneville
Department:	Manche
Bed:	5
Bath:	3
Floor:	192.6 m2
Plot Size:	2510 m2

IN BRIEF

Situated at the end of a country road in a secluded location overlooking the valley and surrounding farmland, this renovated stone cottage has been improved and extended sympathetically by the current owners to offer 192m2 of living space comprising 5 bedrooms, and two reception rooms plus smaller rooms . The house can be divided into 3 separate dwellings potential holiday rental income. (12.000€) The house is near the village of Besneville (3km) which has a grocer and a daily bread delivery. Further afield is the attractive fishing harbour of Portbail (8km) with a lively weekly market and the popular resort of Barneville-Carteret (11km) with a good selection and shops and restaurants. The glorious local sandy beaches are uncrowded even during the Summer season.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Original cottage:-

Ground floor: Kitchen 16m2, Dining room with wood burning stove. 19m2 Living room 22m2

1st Floor: Children's room, Bathroom, landing, office Bathroom, WC. Terrace.

Extension:-

Ground floor: Kitchenette, Bedroom 2, Ensuite Shower room with WC, hallway, 2nd shower room with WC, separate WC Bedroom 3 Bedroom 4. Terrace.

1st Floor: large open plan living/kitchen and dining area. Bedroom 5. Steps leading to garden and pasture.

Double glazing

The ground floor in the Cottage and Extension has no steps and therefore with a downstairs bedroom and bathroom is suitable for multigenerational living.

Surrounded by a South facing English garden and pasture.

High speed fibre optic internet (400mbs)
Linky electricity meter.

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