

\*\*\*\*\*UNDER OFFER\*\*\*\*\*Detached Renovation project 50 km from Cherbourg ferry port and 17 km from Sandy beaches.

EXCLUSIVE



## INFORMATION

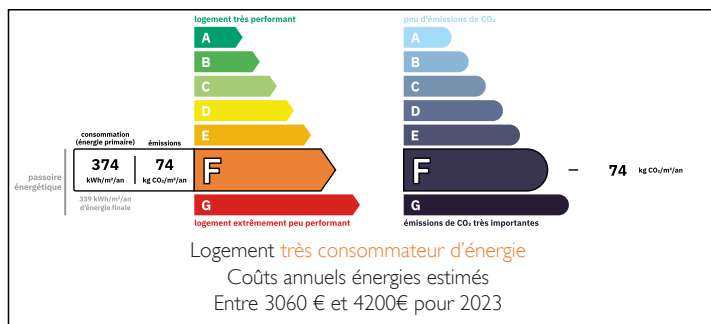
Town:	Saint-Patrice-de-Claids
Department:	Manche
Bed:	2
Bath:	1
Floor:	84.87 m2
Plot Size:	1500 m2

## IN BRIEF

Rare opportunity to gain a foothold close to the beaches (11 miles) in beautiful Manche. This stone cottage is situated in Hamlet close to a village and within easy driving distance of the towns of Lessay (6 miles) and Périers (5 miles). The property requires complete renovation but will make a superb look up and leave or holiday rental proposition.

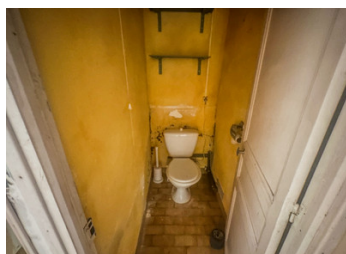
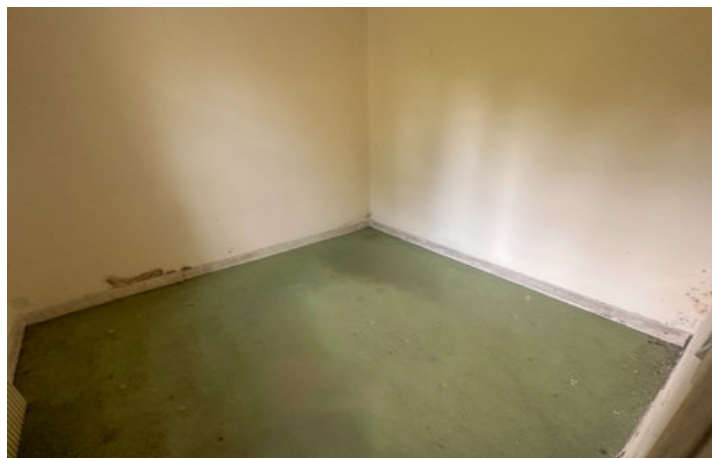


## ENERGY - DPE



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:- living room, kitchen, pantry, bedroom one, bedroom two, dining room, office, shower room, WC.

Barns/storage.

Set in gardens of 1500 m<sup>2</sup>

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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 habitation: EUR

## NOTES