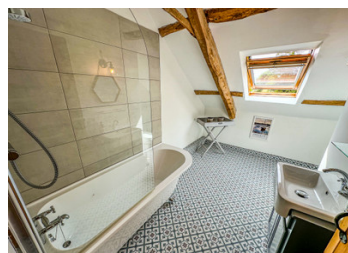


Immaculately presented three bedroom detached cottage 15 km from the coast and 43 km from Cherbourg ferry port

EXCLUSIVE



INFORMATION

Town:	Neufmesnil
Department:	Manche
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	2421 m2

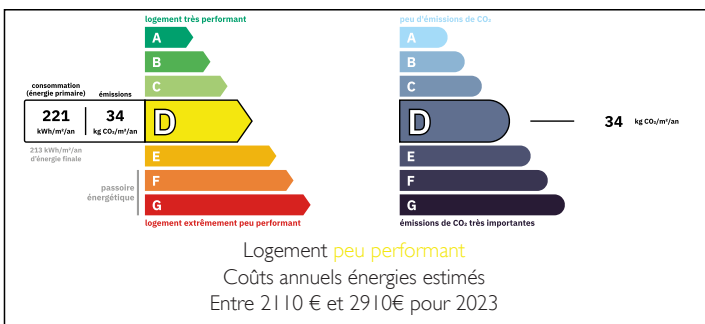
IN BRIEF

Immaculately presented, this delightful three-bedroom detached Normandy cottage offers the perfect blend of character, comfort, and convenience. Ideally located just 15 km from the coast and 43 km from the Cherbourg ferry port, it presents an excellent opportunity as a holiday home, permanent residence, or investment property.

Set on the edge of the thriving market town of La Haye-du-Puits, tucked away at the end of a quiet cul-de-sac, and set back from the road, the property enjoys a tranquil setting while remaining just five minutes' drive from the town centre. Thoughtfully renovated to an exceptional standard by the current owners, this traditional stone-and-cob longère combines authentic period charm with modern-day comforts.

The market town offers a comprehensive range of amenities, including supermarkets, shops, restaurants,

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 surrounding area is ideal for those who enjoy the outdoors, with extensive walking and cycling routes on the doorstep. Excellent transport links include ferry services from Cherbourg (43 km) and Ouistreham (119 km), while regular rail connections from Carentan (26 km) provide access to Paris in under three hours.

Just 15 km away are some of Normandy's finest sandy beaches, while the spectacular Cotentin Peninsula boasts more than 200 km of stunning coastline. Renowned for its mild climate and exceptional gastronomy - including world-famous cheeses, fresh seafood, cream, cider, and Calvados - the region offers an enviable lifestyle in one of France's most attractive coastal areas.

LOCAL TAXES

Taxe foncière:	388 EUR
Taxe habitation:	622 EUR

Accommodation

Constructed from traditional stone and cob beneath a slate roof, the property offers spacious and well-appointed accommodation throughout.

Ground Floor

Welcoming entrance hall (9 m²)

Laundry room with WC (2.5 m²)

Modern fitted kitchen and a spacious dining room (26 m²), featuring a wood-burning stove, ideal for family dining and entertaining

Generous living room (34 m²) featuring an electric stove, creating a warm and inviting focal point

First Floor

Principal bedroom (16 m²) with en-suite shower room and WC (4 m²)

Bedroom 2 (9 m²)

Bedroom 3 (11 m²)

Family bathroom with roll-top bath, over-bath shower, and WC (5 m²)

Landing area (9 m²), currently used as a home office

Additional Features

Gas-fired central heating throughout

Double glazing throughout

Septic tank drainage (currently non-compliant)

NOTES