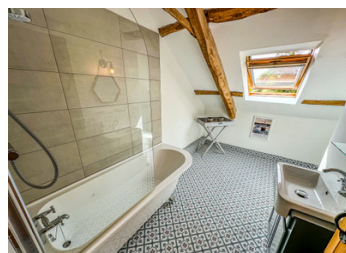


Immaculately presented three bedroom detached cottage 15 km from the coast and 43 km from Cherbourg ferry port

EXCLUSIVE



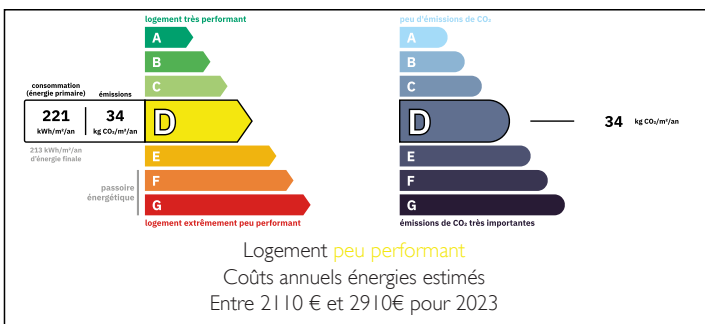
INFORMATION

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

IN BRIEF

Immaculately presented 3-bedroom house on the outskirts of a popular market town with a good selection of shops, restaurants, 3 supermarkets, and a lively weekly street market. This charming property, of stone and cob construction with a slate roof, has been sensitively renovated by the current owners to a high standard. Set back from the road down a small cul-de-sac, it enjoys a peaceful countryside location yet is only 5 minutes from the town centre with its doctor, cinema, and sports facilities. The area is ideal for cycling, with easy access to a network of paths, and benefits from excellent transport links to the UK- Cherbourg (43 km) and Ouistreham (119 km), as well as regular trains to Paris in under three hours from Carentan (26 km). Some of France's most glorious sandy beaches are just 15 km, while...

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

Traditional Normandy house in the Longère style of stone and cob construction with a slate roof.

Ground floor:- Entrance (9m²), Laundry room & WC (2.5m²), Kitchen/dining room (26m²), living room (34m²)

first Floor:- Bedroom 1 (16m²) with ensuite shower and WC (4m²), Bedroom 2 (9m²). Bedroom 3 (11m²) Bathroom with Bath/shower and WC (5m²) Landing area/office (9m²)

Gas Central heating, Wood burning stove, Electric stove, Double Glazing, Septic tank (not conform)

Outside:- Garden, Terrace, gravelled drive and parking.

Building plot adjacent with outline planning permission (1257m²)

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

LOCAL TAXES

Taxe foncière: 388 EUR

Taxe habitation: EUR

NOTES