

Renovation project 45 km from Cherbourg and 22km from sandy beaches

EXCLUSIVE

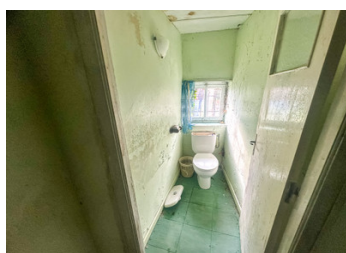
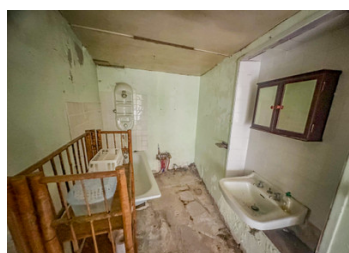
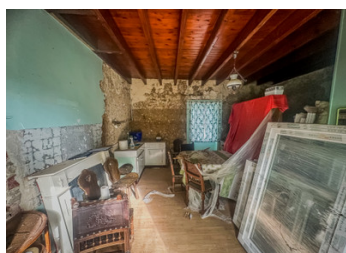


## INFORMATION

Town:	Gorges
Department:	Manche
Bed:	1
Bath:	1
Floor:	83 m2
Plot Size:	1600 m2

## IN BRIEF

Excellent investment property opportunity in a peaceful setting with views of the surrounding countryside. Situated on the outskirts of the village of Gorges with its bar café and grocery store., this stone and Cob house is ripe for conversion and would make an excellent lock up and leave holiday home. Situated to 17 km from some of the best beaches in France the property is also close to the popular market towns of La Haye du Puits ( 9km) and Périers (8km). Property benefits from electricity and water on site and has a large garden to the rear.

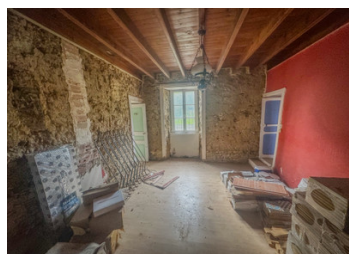


## ENERGY - DPE

DPE not required.

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:- bathroom, WC, kitchen, living room  
dining room bedroom

Staircase leading to attic area

Adjoining barn and gardens in a total of 1500 m<sup>2</sup>  
Double glazed windows ( not installed) included in  
the price.

No heating system

Septic tank not compliant

Fibre Internet connection

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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