

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

EXCLUSIVE

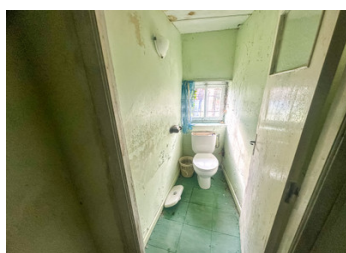
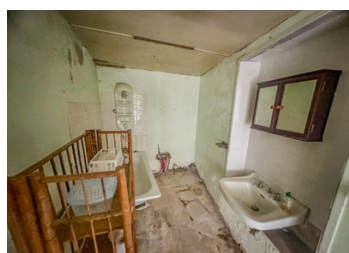


INFORMATION

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

IN BRIEF

William Darwen and Leggett are proud to present this excellent investment opportunity in Normandy. Situated on the edge of the village of Gorges, with its bar, café, and grocery store, this traditional stone and cob house offers huge potential for renovation. In a peaceful setting with views of the surrounding countryside, the property would make an ideal lock-up-and-leave holiday home or permanent residence. Just 17 km from some of Normandy's best sandy beaches and close to the popular market towns of La Haye-du-Puits (9 km) and Périers (8 km), the location combines rural tranquillity with easy access to the coast. Benefiting from electricity and water on site, plus a generous rear garden, this Normandy property is a rare opportunity for buyers looking to create their own home in France.



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 m²
Double glazed windows (not installed) included in the price.

No heating system

Septic tank not compliant

Fibre Internet connection

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