

Spacious modern 5-bedroom home (279 m) with 3 garages, large garden and countryside views – Marchésieux

EXCLUSIVE



## INFORMATION

Town:	Marchésieux
Department:	Manche
Bed:	5
Bath:	5
Floor:	245 m <sup>2</sup>
Plot Size:	1928 m <sup>2</sup>

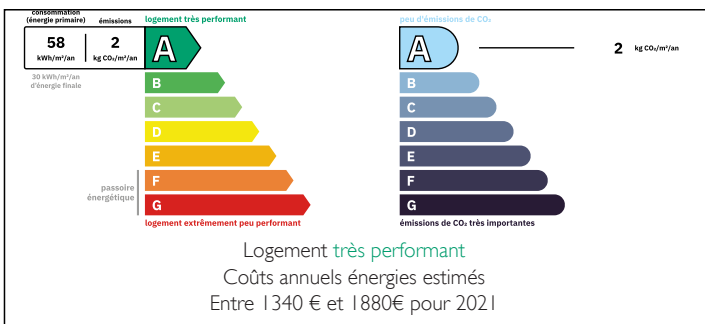
## IN BRIEF

Spacious modern 5-bedroom home (245 m<sup>2</sup>) with 3 garages, large garden and countryside views – Marchésieux

Built in 2013, this impressive and well-presented detached property offers generous volumes, five bedrooms there with ensuite facilities, and a peaceful rural setting just minutes from local amenities and the Normandy coast.

Set on a 1,928 m<sup>2</sup> plot, the house benefits from geothermal heating, double glazing throughout, quality finishes including engineered oak flooring, and no renovation required – ideal for those seeking a comfortable permanent home, holiday retreat, or a property with B&B income potential.

## 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

Modern built house 2013 with slate roof and fibre cement board cladding.

Ground Floor: Entrance/Lobby, living/dining Room, flues ready, family room, WC, modern fitted kitchen, utility room.

First Floor: Bedroom 1 with ensuite shower room and WC, Bedroom 2 with ensuite shower room and WC, Bedroom 3 with ensuite shower room WC .Bedroom 4, Family Bathroom with WC, large landing/office area.

Second floor:- Bedroom 5 with sink and plumbing potential to install bathroom and/or kitchen.

3 Garages - one large enough to accommodate a motor home.

Boiler room - WC

Large Parking area to the front and gardens to the rear.

## LOCAL TAXES

Taxe habitation:

EUR

Septic tank

Geothermal heating DPE class 'A'

Double glazing

Potential to install wood burners

Water récupération system runs toilets and washing.

Stream at the end of the garden

Roller shutter blinds.

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

## NOTES