

Fisherman's cottage to be renovated just 1 km from beautiful sandy beaches

EXCLUSIVE



## INFORMATION

Town:	Surtainville
Department:	Manche
Bed:	2
Bath:	1
Floor:	50 m <sup>2</sup>
Plot Size:	430 m <sup>2</sup>

## IN BRIEF

William Darwen and Leggett are proud to present this rare opportunity to purchase a stone fisherman's cottage just 1 km away from the beautiful sandy beaches and dunes of Surtainville. The house is tucked away from the main roads in a quiet location with an enclosed garden and separate outbuildings. It requires complete renovation including electrical installation, heating, plumbing and insulation but has been lived in until recently by the current owner. Coastal location between the popular towns of Barnville-Carteret and Les Pieux, the ferry port of Cherbourg is just 30km away.

## 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

Stone cottage with tile roof

Ground floor : living/dining area with corner kitchen and chimney (28m<sup>2</sup>)

First floor: Bedroom 1 (11m<sup>2</sup>), Bedroom 2 (9m<sup>2</sup>)

Shower room (3m<sup>2</sup>) landing

Loft

Outbuildings/art studio, courtyard, enclosed lawned garden

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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 foncière: 323 EUR

Taxe habitation: EUR

## NOTES