

Beautiful Stone Longère in the Countryside – Saint-Maurice-en-Cotentin



INFORMATION

Town:	Saint-Maurice-en-Cotentin
Department:	Manche
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	25696 m2

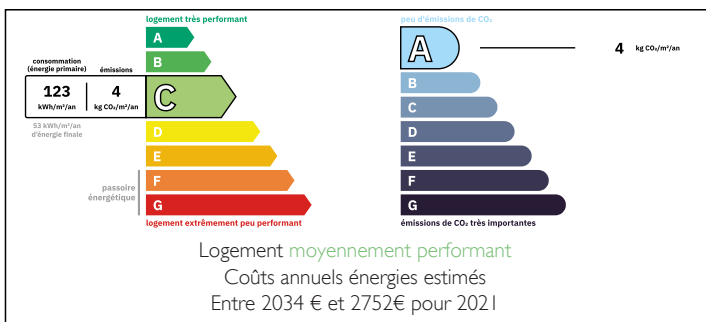
IN BRIEF

Tucked away in a small hamlet of Saint-Maurice-en-Cotentin, this charming stone longère welcomes you into its bucolic, beautifully landscaped surroundings.

Located just 9 km from Portbail-sur-Mer and 12 km from the lively resort of Barneville-Carteret, with its sandy beaches, marina, and weekly market, the house combines the peace of the Normandy countryside with excellent coastal access.

This is a wonderful family home, offering both charm and practicality, and requires no renovation. Early viewing is highly recommended.

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

215 m² of living space over two levels

Ground floor

Entrance hall

Vast living/dining room with stunning fireplace

Large independent kitchen with utility room

Spacious office (possible ground-floor bedroom)

Laundry room

Storeroom with boiler room

Cellar

First floor

Large mezzanine

Three bedrooms

Dressing room

Family bathroom with shower

Separate WC

Outbuildings

Double carport

Pavilion used as workshop with storage above

Large greenhouse

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