

Detached stone cottage in a hamlet 5 miles from sandy beaches, 40km from Cherbourg



INFORMATION

Town:	Canville-la-Rocque
Department:	Manche
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	1218 m2



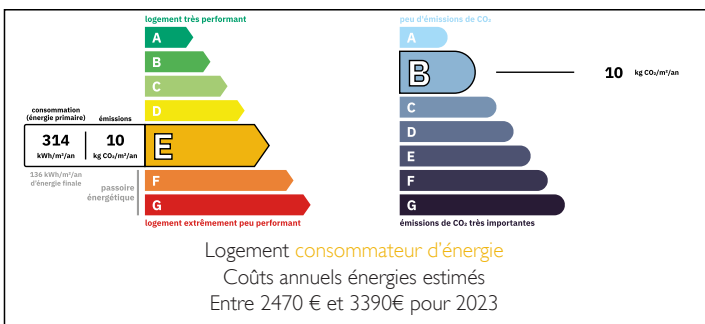
IN BRIEF

Charming stone house located in a quiet hamlet of 50580, offering both character and potential.

- Ground floor: Entrance into a cosy living space with exposed beams and a traditional fireplace, open to the kitchen and dining area. A bedroom and shower room with WC complete this level.
- First floor: Two further bedrooms, including one under the eaves, and a landing area that could serve as an office or reading corner.
- Outbuildings: Attached barn with old cider press, workshop and wood store, offering scope for conversion or additional storage.
- Exterior: The property is set in a generous garden of over 1200 m², mostly laid to lawn with mature trees, shrubs, and space for outdoor dining. There is also a courtyard to the front with gravel parking.

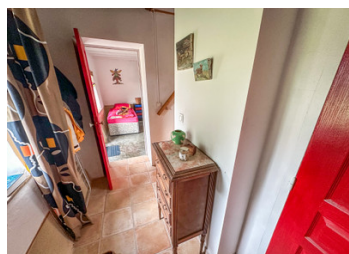
Modern comforts include double-glazed PVC windows and septic tank drainage.

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

Ground floor: entrance into a living room with open fireplace (approx. 27 m²), a room used as a bedroom (approx. 9 m²), a corridor leading to a WC and a lounge (approx. 23 m²).

First floor: landing leading to two attic bedrooms (approx. 21 m² floor area) and a shower room with WC.

Adjoining outbuilding with attic storage.

Lean-to/wood store.

Barn with press (approx. 40 m²).

Windows: PVC double glazing.

Sanitation: septic tank.

Habitable surface: 104 m²

tax Foncière €292.

Taxe Habitation €242

Courtyard at the front, garden at the rear, total plot size 1,218 m².

Estimated average annual energy costs for standard use (based on 2021–2023 energy prices, including subscriptions): between €2,470 and €3,390.

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