

3-Bedroom Townhouse for Sale in the market town of La Haye du Puits – Near the Beaches of Normandy



INFORMATION

Town:	La Haye
Department:	Manche
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	219 m2

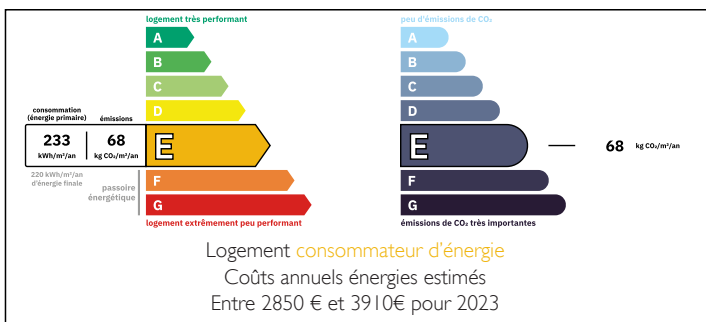
IN BRIEF

For sale in La Haye du Puits, Normandy: charming 3-bedroom townhouse of 99 m², ideally located just 10 minutes from the sandy beaches of St Germain sur AY et Bretteville sur Ay. The house offers a bright living room with open-plan kitchen, a separate lounge, and a home office, perfect for remote work. Spread over 3 floors, it combines comfort, functionality, and generous living spaces. Outside, enjoy a private south-facing terrace with no overlooking neighbors – ideal for relaxing or entertaining. Close to shops, restaurants, cinema, and cultural center.

□ Perfect as a primary residence, holiday home, or rental investment in Normandy.



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

On the ground floor, this townhouse in La Haye du Puits offers a bright 18 m² living room opening onto a fully fitted and equipped 8 m² kitchen, with direct access to the south-facing terrace with complete privacy. A spacious 19 m² lounge opens onto a small courtyard, which can be used either as an outdoor space or as private parking, secured by an electric gate. This level also includes a newly renovated shower room and a separate WC.

On the first floor, you will find an open space currently used as a reading corner or home office, a WC with sanibroyeur system (with easy connection possible to the mains), and a beautiful 13 m² bedroom with large built-in wardrobe.

The second floor features another 13 m² bedroom with storage, a 2 m² dressing room, and a 7 m² children's bedroom overlooking the garden.

The property also benefits from an attached garage with a 12 m² laundry/boiler room and a spacious 50 m² garage with a full attic above, ideal for storage or conversion.

Additional features:

Electric/solar roller shutters on the 1st and 2nd floors

Double glazing

Mains drainage

Persiennes on the ground floor

Gas connection possible (installation already in place)

Option to purchase furniture and decoration elements

This property offers a rare combination of space, comfort, and functionality, making it ideal as a family home, holiday property, or investment in Normandy real estate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 946 EUR

Taxe habitation: EUR

NOTES