******UNDER OFFER****** Detached renovation project to finish in rural location 11km from sandy beaches.

EXCLUSIVE

INFORMATION

Town:	La Haye
Department:	Manche
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	2620 m2

IN BRIEF

William Darwen and Leggett are proud to present this renovation to project to finish in a fantastic setting close to the west coast in Manche. This detached stone house is compact at 66m2 hence keeping your renovation costs and ongoing heating costs to a minimum. The setting is rural and the house is sold with a generous 2620m2 of land in the former commune of Mobecq (now La Haye). The thriving market Town of La Haye du Puits is 3km away and the golden sandy beaches, many of which remain uncrowded in summer are 11km.

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

Ground floor:- living area with fireplace and galley kitchen, living area 2, staircase
1st floor: Space for 2 bedrooms with WC (not currently connected to micro station)

Aluminium double glazing
Fireplace

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

LOCAL TAXES

Taxe foncière:	433 EUR
Taxe habitation:	EUR

NOTES