

UNDER OFFER 5km from the thriving market town of La Haye du Puits



INFORMATION

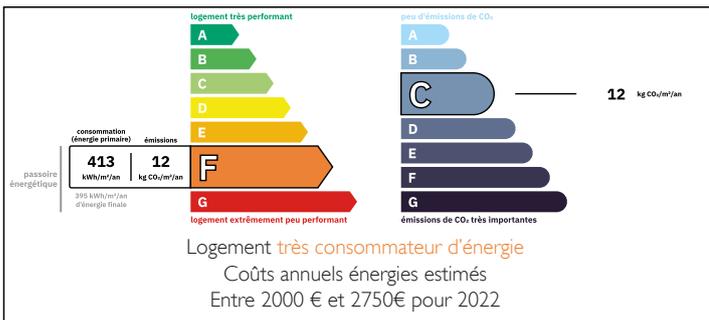
Town:	Montsenelle
Department:	Manche
Bed:	2
Bath:	1
Floor:	108 m2
Plot Size:	1447 m2



IN BRIEF

William Darwen and Leggett proud to be able to offer this lovely detached stone property in a great elevated location above the village of Lithaire, 5km from the popular and lively town of La Haye du Puits which has an excellent selection of independent retailers, restaurants, 3 supermarkets and a weekly market. The house is just 16 km away from some of the finest beaches France has to offer, which remain uncrowded even during the summer season. As an added bonus, the house is close to the network of cycleways (voies vertes) which cross-cross their way from Coast to Coast and from Cherbourg to Le Mont st. Michel. The village of Lithaire is large enough to sustain its own bakery (about 1km from the house) and Mont Castre with its fishing lake and footpaths giving views over...

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 with doors to front and rear (6.5m²), kitchen with wood burning stove (15m²), dining room (14m²), living room with wood burning stove (22m²), Shower room (9m²) WC (1m²)

First Floor: Bedroom 1 (15m²), Bedroom 2 (12m²), landing (7m²), office (6m²) Wc with sink (1.5m²)

Heated by a combination of electric radiators and wood burning stoves (2)

Mixed double and single glazing

Partially insulated loft

Mains drains

LOCAL TAXES

Taxe foncière: **318 EUR**

Taxe habitation: **EUR**

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

NOTES