

Village house with garage and outbuildings in the heart of Cerisy-la-Forêt



INFORMATION

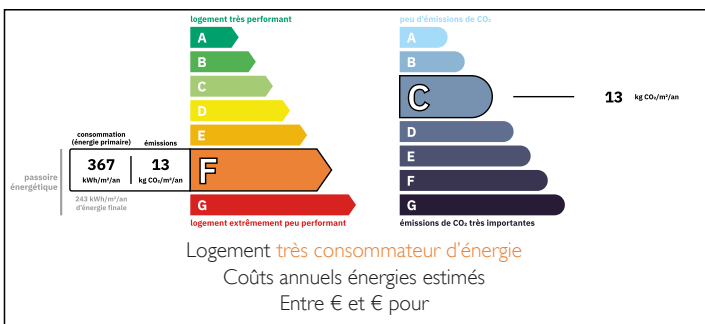
Town:	Cerisy-la-Forêt
Department:	Manche
Bed:	3
Bath:	1
Floor:	110 m ²
Plot Size:	650 m ²



IN BRIEF

Located in the heart of Cerisy-la-Forêt, this village house offers convenient access to local amenities including a bar, bakery, pharmacy, small supermarket and post office, all within walking distance. The ground floor comprises a lounge, dining room, kitchen, utility room, store room and WC. On the first floor are three bedrooms and a bathroom with bath, shower, wash basin and WC. Outside, the property benefits from a large garage, outbuildings and a private garden. Energy improvement work is required, including upgrading the old electric heating system, insulation and single-glazed windows. DPE rating: F. The plot is to be divided, with a final land size of approximately 650m². A property with excellent renovation potential in a sought-after Normandy village.

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

This village property is located in the centre of Cerisy-la-Forêt, a popular Normandy village known for its pleasant surroundings and nearby state forest. Everyday amenities including a bakery, pharmacy, small supermarket, bar and post office are all within easy walking distance.

The ground floor comprises a lounge, dining room, kitchen, utility room, store room and WC. The layout offers practical living space and good potential for renovation or modernisation according to individual tastes and requirements.

On the first floor, the landing leads to three bedrooms and a bathroom fitted with a bath, shower, wash basin and WC.

The property does require improvement works, particularly regarding energy efficiency. Heating is currently provided by older electric radiators, insulation is limited and the windows are single glazed throughout. The property has a DPE energy rating of F, giving future owners the opportunity to redesign and improve thermal comfort to suit their project.

Outside, the property benefits from a large garage and several outbuildings offering useful storage, workshop space or further development possibilities, subject to any necessary permissions. The private garden provides an enjoyable outdoor area that remains relatively easy to maintain.

The current plot will be divided, with an estimated final land size of approximately 650m².

Conveniently located for access to Saint-Lô, Bayeux and the D-Day landing beaches, while enjoying the charm and practicality of a lively Normandy village with local amenities.

Information about risks to which this property is exposed is available on the Géorisques website :

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES