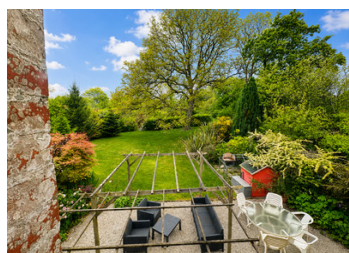


House and gite in quiet countryside location 5km from La Haye du Puits



INFORMATION

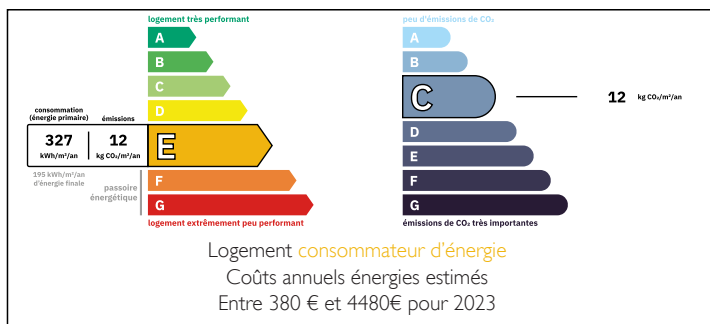
Town:	Montsenelle
Department:	Manche
Bed:	4
Bath:	2
Floor:	118 m2
Plot Size:	2328 m2



IN BRIEF

William Darwen and Leggett are proud to present this charming cottage with separate annexe, just 5km from the popular market town of La Haye-du-Puits, with shops, restaurants, supermarkets and a lively weekly market. Some of Normandy's finest sandy beaches and dunes are within 20 minutes and remain uncrowded even in summer. Excellent transport links include trains to Paris from Carentan (25km), Cherbourg ferry port (48km) and Channel Island connections via Carteret and Granville. The peaceful surrounding countryside offers excellent walking and cycling, with Mont Castre and cycle paths nearby. The annexe provides great potential for rental income or independent guest accommodation. A generous rear garden and ample parking to the front complete this attractive and versatile property.

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

Main house

Ground floor- : Porch, kitchen/dining room (17m2), living room (19m2) with wood-burning stove

1st floor - Bedroom (12m2) Bedroom 2 (12m2) Bedroom 3 (10m2) Landing (5m2) Bathroom with WC (4m2) 2nd floor Attic for storage

Wood burning Stove and Electric radiators DPE 'E' rating

Enclosed terrace to rear, gardens, courtyard, shed, carport

Gite: Ground floor - living area with kitchen (21m2) 1st floor - Bedroom (12m2), Shower room (2m2), Storage cupboard.

Enclosed courtyard, attached storage barn courtyard parking.

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

NOTES