

200m from the beach! 2 Bedroomed house renovated to a high standard



INFORMATION

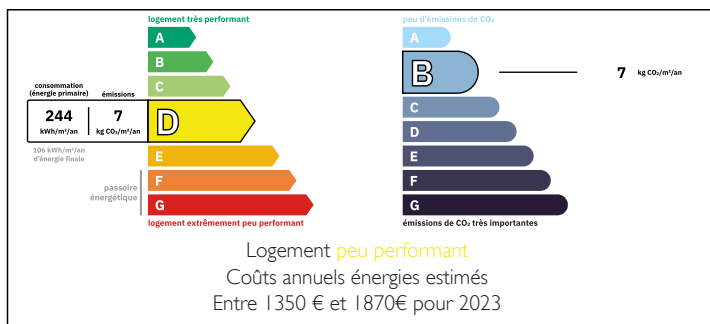
Town:	La Haye
Department:	Manche
Bed:	2
Bath:	1
Floor:	79 m2
Plot Size:	600 m2



IN BRIEF

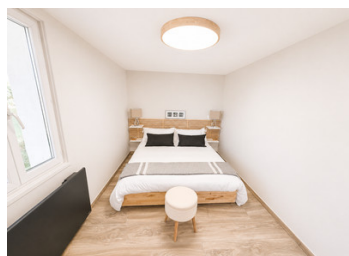
William Darwen and Leggett are proud to present this rare opportunity to become part of the coastal property community on some of the best and uncrowded beaches in France. Just 45 minutes from the ferry port of Cherbourg and close to the popular coastal resorts of Portbail (8km) and Bameville Carteret (20km). The house is within a national park preventing overdevelopment and next to a wonderful landscape of dunes as far as the eye can see, with the beach a mere 200m from the front of the house. The area is calm even in summer with over 200km of coastline to explore along with local weekly markets and a good selection of shops and restaurants to visit. There are also many local fairs and festivals throughout the season, a well-maintained network of cycle paths and regular ferries to...

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

Detached house of block construction and tiled roof comprising:-

Ground floor: Fully fitted kitchen, living /dining area, shower room with wash basin, WC, storage cupboard, staircase leading to:-

First floor Bedroom 2

Enclosed garden, storage shed.

Double glazed throughout, thermodynamic water heater, Linky electricity meter, Fibre internet connection. septic tank with conformity certificate.

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

LOCAL TAXES

Taxe foncière: 556 EUR

NOTES