

Character detached stone farmhouse, 4 bedrooms,, outbuildings in a quiet country location.



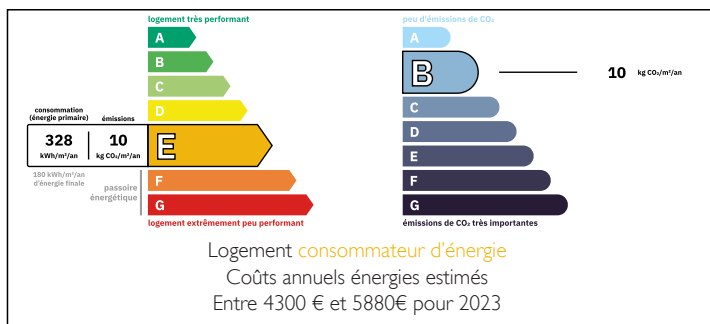
INFORMATION

Town:	LA HAYE DU PUIITS
Department:	Manche
Bed:	4
Bath:	3
Floor:	210 m2
Plot Size:	3330 m2

IN BRIEF

Spacious property situated in the village of Le Plessis Lastelle, between the larger towns of Periers 11km and La Haye du Puits 9km, with all amenities. The fabulous beaches on the west coast are just 25km away. Trains to Paris from Carentan 17km, ferry port at Cherbourg 48km, Sainte mere Eglise 18km. The property is in the countryside set back from a quiet road and is not overlooked. The right hand side of the house could be easily transformed into a holiday rental providing an income, the property is also adapted for equestrian use with a paddock and outbuildings that could be used for stables. The property also benefits from recent upgrades to the electrical installation, radiators, drainage and has had Replacement kitchen and bathroom installations by the current owners.

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

The property comprises:

Ground floor :

Living room with wood burner
Dining room
Living room
Fully fitted kitchen
Laundry room
Utility room
Bathroom + wc

First floor:

Access from staircase 1 :
Bedroom + wc

Access from staircase 2 :
2 Bedrooms
Bathroom + wc

Access from Staircase 3:
Bedroom and bathroom on first floor

Electric radiators

Private parking

Patio

Mature garden (3330m²) with lawn, trees and paddock.

Outbuildings

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

LOCAL TAXES

Taxe foncière: **499 EUR**

NOTES