

Charming country house, 3-bedrooms, with 2.6 acre field, 10 minutes Périers



INFORMATION

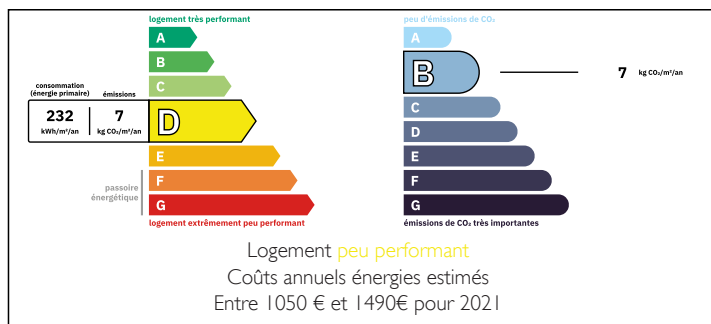
Town:	Raids
Department:	Manche
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	10530 m2



IN BRIEF

William Darwen and Leggett are proud to present this charming semi-detached family home in Normandy, ideal as a permanent residence or a holiday home. Nestled in a secluded countryside setting just 15 minutes from Carentan with its shops, amenities, and direct train to Paris, and 10 minutes from the bustling market town of Périers, the property offers both peace and convenience. With easy access to the famous D-Day beaches on the east coast and the unspoilt sandy beaches of the west coast overlooking Jersey, this is a perfect base for exploring the Normandy peninsula. Cherbourg, with regular ferry links to the UK and Ireland, is only 62 km away. Situated at the end of a quiet no-through road, the property benefits from no passing traffic, a private parking area, garage, and a large field/garden (10.000m2)—ideal for outdoor living....

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 :

Kitchen / Dining room

Lounge with wood burner

Bedroom / Office

Shower room with WC

Boiler room (Heat pump)

Workshop adjoining

First floor :

2 Bedrooms

Attic ready to finish

Garage, wood store, double glazed, heat pump plus wood burner, Fiber optic, well, large field suitable for horses.

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

LOCAL TAXES

Taxe foncière: 438 EUR

Taxe habitation: EUR

NOTES