

Detached property, excellent condition, 3-bedrooms, 2-bathrooms, over an acre of land, no neighbours.

EXCLUSIVE



## INFORMATION

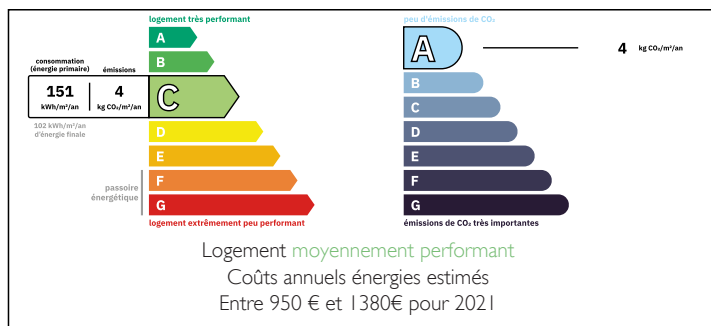
Town:	Montsenelle
Department:	Manche
Bed:	3
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	5128 m <sup>2</sup>

## IN BRIEF

Spacious family home, situated in a quiet hamlet, 10 minutes from the lively town of La Haye du Puits with all amenities. Ideal B&B activity.

This property is ideally located for a holiday or family home, or even a commercial activity (chambre d'hôte or gîte) being close to the D Day landing beaches, 18 kms from the historic town of Sainte Mere Eglise. Easy access to both coasts of the peninsula – D Day beaches to the east and the glorious west coast with their unspoilt beaches, looking out to Jersey. Train service to Paris from Carentan 15km, plus ferry access to the UK and Ireland from Cherbourg, 45 kms.

## 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 :  
Fully fitted kitchen  
Lounge with wood burner  
Bedroom  
Bathroom with wc  
Shower room with wc  
Laundry room  
2 Hallways with staircases

First floor from staircase 1 :  
Living room with wood burner (or possible 4th bedroom)

From staircase 2 :  
2 Bedrooms  
Office on the mezzanine  
WC with washbasin

Garage, workshop, boiler room adjoining the house.  
Private lawned garden (not overlooked) with garden shed. Orchard.

Fully double glazed, septic tank complies, aerothermic heat pump

5128m2 gardens  
Fibre optic available

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES