

Character 3 bedroom house, garage, 5-minute drive to the centre Carentan with all amenities plus marina



INFORMATION

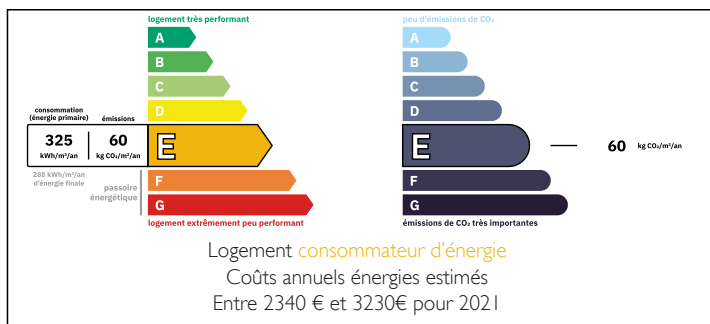
Town:	Carentan-les-Marais
Department:	Manche
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	832 m2



IN BRIEF

William Darwen and Leggett are proud to present this light and well-maintained property on the outskirts of Carentan, ideally located for both local life and international access. Just 5 minutes' drive to the train station with direct links to Paris and the Eurostar, 45 minutes to Cherbourg, and under an hour to Caen for ferries to the UK and Ireland, the house also benefits from quick access to the N13 motorway towards Paris. Carentan itself is a thriving Normandy market town with full amenities, a lively marina, and weekly markets, while the historic D-Day beaches are just a short drive away. This property is ideal as a main residence or lock-up-and-leave holiday home, combining convenience, history, and coastal living in Normandy.

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 with fireplace

Living room with fireplace

Bedroom

Shower room with wc

Utility room

First floor :

Two good size bedrooms

wc

Attic above

Garage attached plus garage in the garden

Garden with lawns, shrubs and barbecue are, also a garden shed.

Oil heating. The property is in good order, a five minute drive from the centre of town with all major supermarkets, restaurants, bars, schools, swimming pool, and a marina.

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

LOCAL TAXES

Taxe foncière: 370 EUR

Taxe habitation: EUR

NOTES