

*****SOLD***** Sea views, 700m from the beach, excellent condition, 4 bedrooms, 2 bathrooms, 2283m land.



INFORMATION

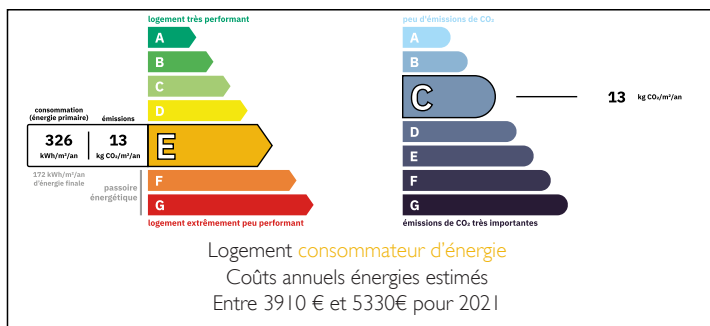
Town:	Siouville-Hague
Department:	Manche
Bed:	4
Bath:	2
Floor:	166 m2
Plot Size:	2283 m2

IN BRIEF

Breathtaking sea views from both the house and the garden, this 4 bedroom, 2 bathroom house is in excellent order. The property is ideally located in Siouville-Hague, a beach resort known for surfing and windsurfing, on the west coast of the Cherbourg peninsula - just 3 km from Diélette, with ferry access to Guernsey, 25 km from Barneville-Carteret with ferry access to Jersey, and 25 km to Cherbourg, with ferry access to the UK and Ireland. Just 700 m from the stunning beach of Siouville-Hague.



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:

Entrance hall

Living room/Dining room with large sliding glass doors that offer beautiful sea views

Fully fitted kitchen

2 Bedrooms

Laundry room

Bathroom with WC

WC

First floor:

Large bedroom (40m²)

Bedroom

Mezzanine

Shower room with WC.

Spacious basement and garage

Electric heating, fully double glazed, shutters, the septic tank complies.

Garden 2283m² (with planning for another property).

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

LOCAL TAXES

Taxe foncière: 1207 EUR

Taxe habitation: EUR

NOTES