

Village house, 4 bedrooms, 2 bathrooms, studio 1 bedroom, 20 minutes from both coasts of the peninsula

## EXCLUSIVE



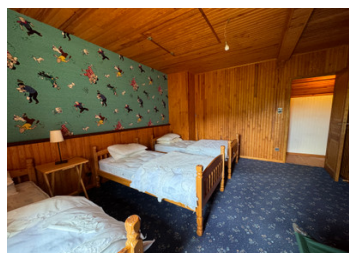
## INFORMATION

Town:	Montsenelle
Department:	Manche
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	9021 m2

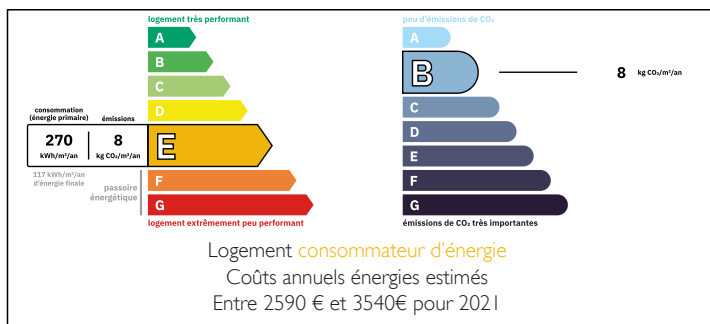
## IN BRIEF

This property is situated in Prétot Sainte Suzanne, between the larger towns of Carentan (16km) and La Haye du Puits (10km), with schools, health centre, restaurants, supermarkets, cinema and bars. Historic Sainte Mère Eglise with all the D-Day history 15km.

Easy access to the ports at Cherbourg (43km) and Caen (106km). Rail access to Paris from Carentan.

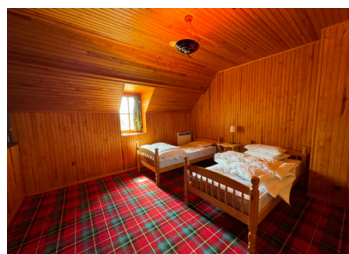


## ENERGY - DPE



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 :

Large living room, with fireplace, open to kitchen

Bedroom

Shower room with wc

Room to finish

First floor :

3 Bedrooms

Bathroom with wc

Separate studio with kitchen / living room, shower room, wc, bedroom above.

Four large garages, one with a pit, 2x30m<sup>2</sup>, 2x50m<sup>2</sup>. Well.

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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 foncière: 1037 EUR**

**Taxe habitation: EUR**

## NOTES