

**\*\*SOLD\*\*** Detached Character Stone Cottage with beautiful garden just 1.5 miles from sandy beaches.



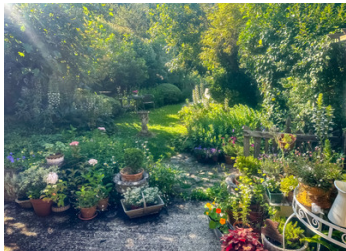
EXCLUSIVE

## INFORMATION

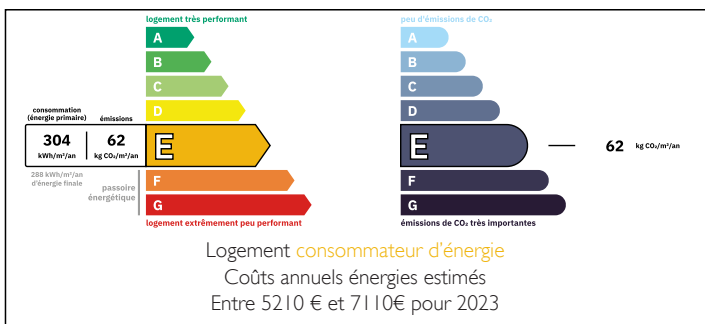
Town:	La Haye
Department:	Manche
Bed:	4
Bath:	4
Floor:	177 m2
Plot Size:	3973 m2

## IN BRIEF

William Darwen and Leggett are proud to present this rare opportunity to acquire a detached stone cottage full of character, just 1.5 miles from the unspoilt sandy beaches of Normandy. Retaining period charm with terracotta floor tiles, carved wood details, and a striking stone fireplace, the house offers generous proportions and can be divided into two living areas, ideal for rental income or guest accommodation. To the rear, mature gardens create a peaceful private retreat, while scenic coastal walks along dunes and shoreline are within easy reach. Perfect as a holiday home, family residence, or investment, the location is equally appealing: only 5 miles from the fishing harbour of Portbail with its weekly market and 7 miles from La Haye-du-Puits with shops, cafés, and amenities. A true coastal gem 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

Ground Floor:-

entrance hall 10.5m2  
Kitchen 25m2  
Bathroom with WC 6.3m2  
Lounge 21m2  
Large living/dining area  
kitchen area 53.6m2  
WC and washroom 3.3m2

First:-

Bedroom 1 17.4m2  
Bedroom 2 19.3m2  
Shower room with WC 12.4m2  
Bedroom 3 with .En-Suite 12.7m2  
Bedroom 4 with En-Suite 10.9m2

## LOCAL TAXES

**Taxe foncière: 1500 EUR**

**Taxe habitation: EUR**

Outbuildings including pressoir, garage 17m2 and boiler room.

Mature gardens

Pasture

Oil central heating'

Septic tank

fibre high speed internet

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

## NOTES