

5 bedroomed detached House close to ferry port in a secluded location. Currently producing 12.000 / annum



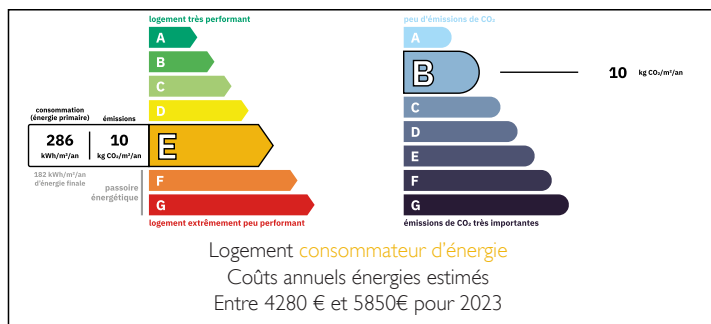
INFORMATION

Town:	Besneville
Department:	Manche
Bed:	5
Bath:	3
Floor:	193 m2
Plot Size:	2510 m2

IN BRIEF

William Darwen and Leggett are proud to present this beautifully renovated stone cottage in a secluded countryside setting at the end of a quiet lane, overlooking the valley and farmland. Sympathetically extended by the current owners, the property now offers 192 m² of living space including 5 bedrooms, 2 reception rooms, and several additional rooms. The layout allows the house to be divided into 3 dwellings, creating holiday rental potential of around €12,000 annually. Just 3 km from Besneville with grocer / daily bread delivery, 8 km from the fishing harbour of Portbail with its lively weekly market, and 11 km from Bameville-Carteret with shops, restaurants, and marina, the location combines tranquillity with convenience. The nearby sandy beaches are quiet even in summer, making this Normandy property ideal as a family home, holiday retreat, or investment.

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

Original cottage:-

Ground floor: Kitchen 16m², Dining room with wood burning stove. 19m² Living room 22m²

1st Floor: Children's room, Bathroom, landing, office Bathroom, WC. Terrace.

Extension:-

Ground floor: Kitchenette, Bedroom 2, Ensuite Shower room with WC, hallway, 2nd shower room with WC, separate WC Bedroom 3 Bedroom 4. Terrace.

1st Floor: large open plan living/kitchen and dining area. Bedroom 5. Steps leading to garden and pasture.

Double glazing

The ground floor in the Cottage and Extension has no steps and therefore with a downstairs bedroom and bathroom is suitable for multigenerational living.

Surrounded by a South facing English garden and pasture.

High speed fibre optic internet (400mbs)
Linky electricity meter.

LOCAL TAXES

Taxe foncière: **880 EUR**

Taxe habitation: **EUR**

NOTES

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