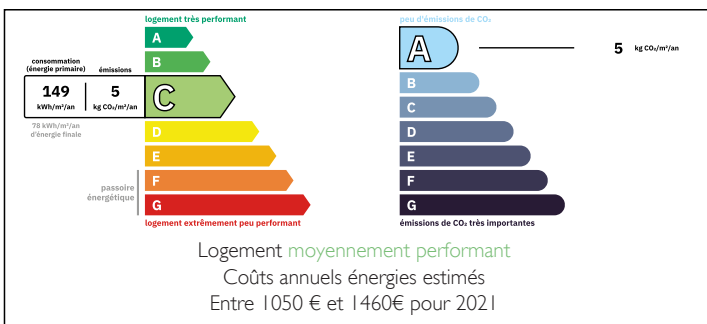


Pavillon construit, il y a 13 ans, complètement rénové



## ENERGY - DPE



## INFORMATION

Town:	La Haye
Department:	Manche
Bed:	3
Bath:	1
Floor:	94 m <sup>2</sup>
Plot Size:	985 m <sup>2</sup>

## IN BRIEF

Built in 2013, this modern, energy-efficient bungalow sits on a 985 m<sup>2</sup> enclosed garden in a peaceful rural setting just 10 km from the coast and 4 km from a lively market town offering shops, restaurants, and weekly markets. The ferry ports of Cherbourg (65 km) and Caen (95 km) provide convenient access to the UK and mainland Europe.

The property offers comfortable single-level living, with a bright open-plan living area and fitted kitchen, three bedrooms, a bathroom with both shower and bath, and a separate WC.

Heating is provided by a wood pellet burner and electric radiators, with double glazing throughout ensuring excellent insulation and low energy costs.

Outside, there is a garage with potential for conversion, a carport, and a well-maintained garden ideal for outdoor living.

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

Translate into French

Ground floor:-

Entrance leading to living area with fitted kitchen

Bedroom 1 Bedroom 2 Bedroom

Bathroom with shower

separate WC

Outside:-

Garage

Carport

Garden

Shed

Double Glazing, Wood pellet burner and Electric Radiators

Hot water Storage Tank

High Speed Internet (Fibre optic)

## NOTES

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