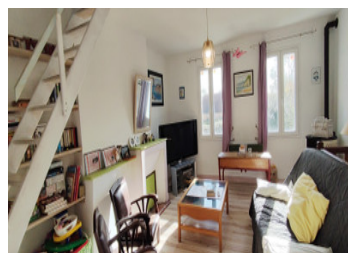
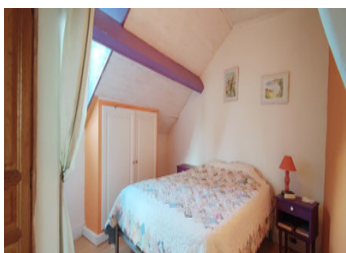


Leggett-Immo. House of 3 bed 1.5 bath over three levels. Garden and terrace. 5 mins to Carentan. SNCF Paris.



INFORMATION

Town:	Carentan-les-Marais
Department:	Manche
Bed:	3
Bath:	1
Floor:	73 m ²
Plot Size:	250 m ²

IN BRIEF

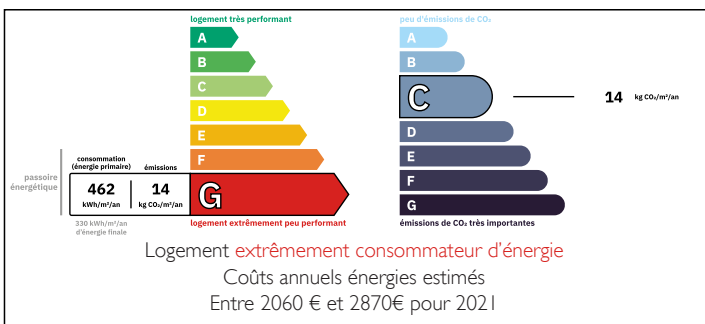
Leggett-Immo presents this opportunity just 5 minutes from historic Carentan, the property offers two independent houses sold together, providing exceptional flexibility. In total: 3 bedrooms, 1.5 bathrooms, kitchen/diner and multiple living areas.

Enter the house into a kitchen-dining area, full bathroom, living room with access to the garden and a store room. Upstairs we have a large lounge, two bedrooms and a W.C. In the loft there is another bedroom.

The property benefits from private parking and a generous outdoor space perfect for relaxing or hosting.

Superbly located between the D-Day beaches of Utah and Omaha, only 40 minutes from Cherbourg and 5 minutes from trains to Paris, this versatile property is ideal as a family home, holiday base or rental 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.

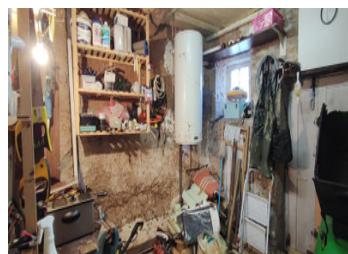
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

null

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



LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: EUR

NOTES