

Charming detached house in a very French village, Manche, Normandy - 20 minutes from the beach.



## INFORMATION

Town:	Gorges
Department:	Manche
Bed:	2
Bath:	1
Floor:	85 m <sup>2</sup>
Plot Size:	910 m <sup>2</sup>

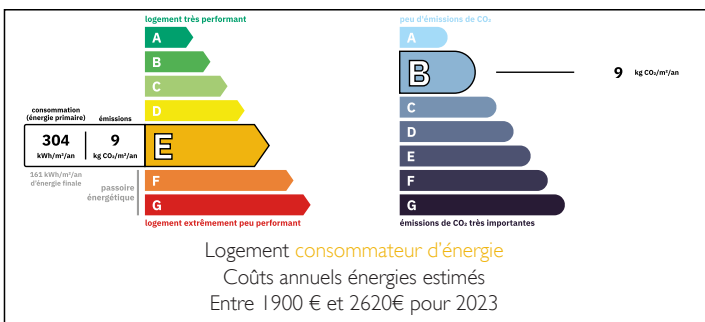
## IN BRIEF

Stéphanie Nash and Will Darwen – Leggett Immobilier International are delighted to present this charming traditional stone longère, ideally located in the heart of the village of Gorges, within the beautiful Cotentin and Bessin Marshes Regional Natural Park in Normandy.

Just a 1-minute walk from a local bar, café, tobacco shop and grocery store with a sunny terrace overlooking the village square, and close to a primary school, the property enjoys a peaceful and authentic village lifestyle. Ideally situated, you are only 10 minutes from Périers, 20 minutes from the beaches, 20 minutes from La Haye, 1 hour from Cherbourg and 1h30 from Caen.

Currently offering 88 m<sup>2</sup> of living space, this character property presents excellent renovation potential, with the possibility to extend to approximately 130 m<sup>2</sup> by reconfiguring the existing layout and converting the attic.

## 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 features a welcoming 25 m<sup>2</sup> living room full of character, with exposed beams and a traditional wood-burning stove, semi-open onto a 10 m<sup>2</sup> kitchen. The ground floor also includes a WC, a shower room, a 12 m<sup>2</sup> bedroom, and a study area with stairs leading to the first floor.

Upstairs, you will find a 20 m<sup>2</sup> bedroom requiring finishing work, along with a 44 m<sup>2</sup> attic space offering excellent potential for further conversion, allowing you to significantly increase the living area.

Outside, the property benefits from a 20 m<sup>2</sup> attached utility room, a carport, a front courtyard, and a generous 650 m<sup>2</sup> garden to the side of the house — perfect for enjoying outdoor living in a peaceful rural setting.

## LOCAL TAXES

Taxe habitation:

EUR

The house is structurally sound, well maintained, and free from damp, even while unoccupied. The roof and exterior walls are in good condition. Double glazing is installed (with the exception of two windows). The individual drainage system will need updating to current standards.

This is an ideal opportunity for a main residence, holiday home, or investment project, offering strong potential for value enhancement in a highly desirable natural environment close to the Normandy coast.

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

## NOTES