

4-5 Bed Stone House Near Utah Beach & Sainte-Mère-Église with Garden, courtyard, outbuildings & Extra Land



INFORMATION

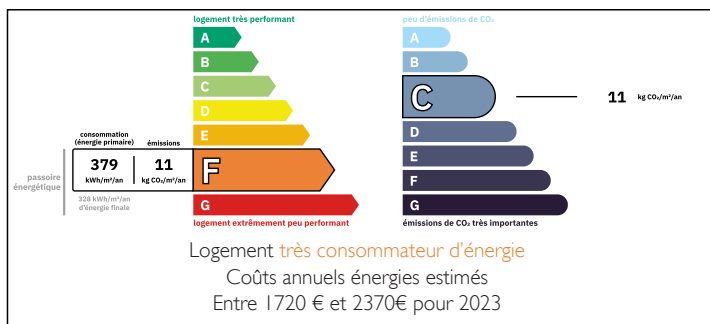
Town:	Sainte-Mère-Église
Department:	Manche
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	490 m2

IN BRIEF

Charming detached 4/5 bedrooms stone house of approximately 125 m² with an annexe of around 25m2. Located in the Normandy countryside just minutes from Utah Beach and Sainte-Mère-Église, Carentan with trains to Paris at 15 mins. Set in a peaceful hamlet of half a dozen houses and not directly overlooked, the property combines traditional character with comfortable living and excellent potential. The ground floor features a spacious 54 m² living room with open-plan kitchen diner, exposed stone, beams and terracotta floor tiles. Upstairs are two bedrooms, and large bathroom with separate W.C. The impressive top floor offers flexible living space including two bedrooms, sitting area, dressing area, mezzanine, washbasin and WC. Outside at front, a courtyard with space for a vehicle and storage. Rear garden with large terrace and fruit-trees. An additional 634 m² parcel of land. Double...

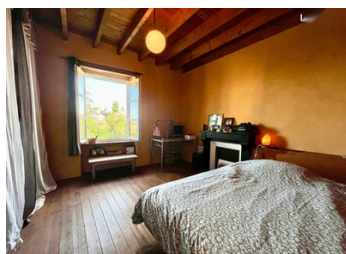


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 584 EUR

NOTES

DESCRIPTION

Characterful Normandy Stone House Near Utah Beach

Set in a peaceful hamlet in the Normandy bocage, just minutes from the historic coastline of Utah Beach and the famous village of Sainte-Mère-Église, this attractive detached stone house offers approximately 125 m² of accommodation and an annexe of 25 m² with its own shower and W.C. A wealth of original character and considerable flexibility for family living, a second home or a property with further potential.

Around three hours from Paris, with direct trains from Carentan at 15 mins, the property occupies a tranquil rural setting and not directly overlooked, while remaining within easy reach of the beaches, villages, shops and services of the Manche countryside.

A House Full of Normandy Character

The property retains many of the features that make traditional Normandy houses so appealing, including exposed stone walls, substantial timber beams, terracotta floor tiles and exposed roof timbers.

At the heart of the house is an impressive 53 m² living and dining open kitchen, providing a generous space for family life and entertaining. The open-plan fitted kitchen forms part of this welcoming room, while the combination of stone, timber and traditional tiled flooring creates a wonderfully authentic atmosphere.

A Tulikivi masonry stove provides an attractive focal point as well as efficient and economical heating, complementing the character of the property.

The ground floor also benefits from an annexe with shower room and W.C., providing useful additional space and convenient access towards the garden.