

Ideal holiday home with income potential. 2-3 bedrooms, large walled garden with parking. In a small village close to the D-Day beaches. Only 20 min to the...



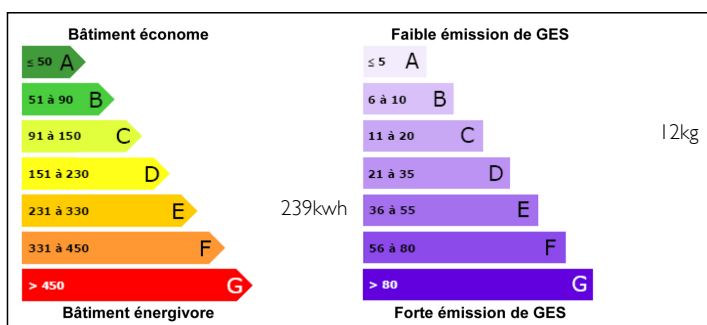
INFORMATION

Town:	COLOMBIERES
Department:	Calvados
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	1200 m2

IN BRIEF

Lovely house with garden and off road parking on the edge of a small village in the Normandy countryside. 2 bedrooms on the ground floor with the possibility of a third on the first floor. 15 mins to the fabulous beaches of Normandy. Only 20 mins to Carentan and with two ferry ports within an hours drive.

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

Spacious entrance hall leading to Living-dinning-kitchen running front to back of the house. Large french doors open out on the the rear south facing terrace with views to the countryside. A bedroom from the living area with french doors to the rear terrace. Another bedroom with access to the attic where there is a room currently used as an office but which could be turned into a third bedroom with the addition of a window. A large shower room with separate W.C. and laundry room complete the ground floor layout. Outside the walled and fenced garden is laid to lawn with some shade trees and off road parking at the side. Located on the edge of a small village in the Normandy countryside but with easy access to the local market town of Carentan only 20 mins drive. Trévières with amenities is a five minute drive. The two ferry ports of Cherbourg and Caen (Ouistreham) are within an hours drive. Fosse must be installed.

LOCAL TAXES

Taxe foncière: 350 EUR

NOTES