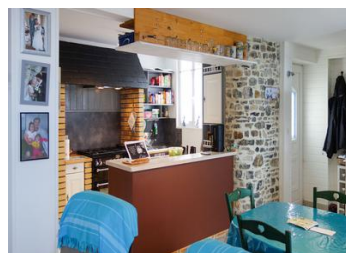


Detached 3 bedroom stone house, immaculate condition, garden, garage, 2 minutes from the beach and 2 minutes from the centre of Barneville-Carteret. Ideal main residence or holiday...



## INFORMATION

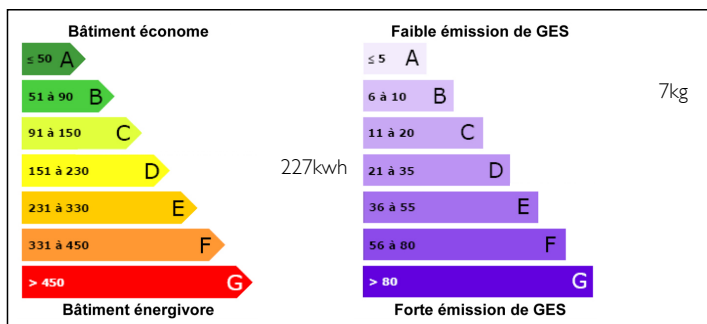
Town:	BARNEVILLE CARTERET
Department:	Manche
Bed:	3
Bath:	2
Floor:	88 m2
Plot Size:	242 m2



## IN BRIEF

The property is ideally located for commercial activity being just minutes away from the fabulous beaches of this resort, which looks across to Jersey. Shops, restaurants, bars and ferry port to Jersey close by. The port of Cherbourg is 37 km with ferries to the UK, the train service to Paris from Valognes just 28 km and 37 km from the historic town of Sainte Mere Eglise.

## 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

Ground floor :

Entrance hall

Living room with wood burner open to fully fitted kitchen

wc

First floor :

1 Bedroom

Living area

Shower room + wc

Second floor :

2 Bedrooms

Shower room + wc



## LOCAL TAXES

**Taxe foncière: 840 EUR**

**Taxe habitation: 645 EUR**

Garage, garden, vegetable garden, large patio, summer house.

Mains drainage.

## NOTES