

"UNDER OFFER" 5 bedroom Maison de Maître 25 mins from the D Day monuments and beaches.

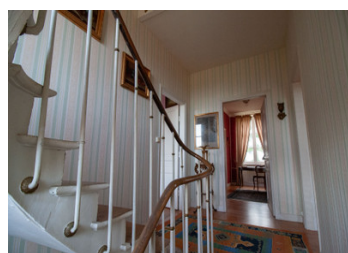


INFORMATION

Town:	Saint-Jean-de-Daye
Department:	Manche
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	1332 m2

IN BRIEF

Substantial 5 bedroom house distributed over 3 floors with elegant layout and beautiful walled garden. Large garage and driveway. On the edge of a small town with amenities. Ideally located to enjoy all Normandy has to offer. Bus service to Carentan and beyond. Ferry ports within an hour.



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

With a beautiful garden to the front and set back from the road this property sits perfectly within its grounds. Steps up to a grand entrance hall offers access to a large fully equipped kitchen-diner. Through to a large connecting double living room with high ceilings and views to front and rear gardens. A boiler room, W.C. and access to the rear walled garden round out the ground floor. A beautiful period winding staircase leads up to the first floor where we find three large bedrooms, an office/dressing room and an ample bathroom with separate W.C. The elegant staircase continues up to the second floor where there are a further two bedrooms and an office/dressing. A large attic space, already insulated, could provide further accommodation. Outside the garden is beautifully manicured with a selection of exotic and fruit trees with a large area laid to lawn. An old boulangerie and wood store sit within the walled garden area. The property has a large garage and drive way for up to 3 vehicles. Ideally located to enjoy Normandy, with larger towns at 15 mins and the D-Day beaches and monuments at 25-30 mins. Ferry ports of Caen and Cherbourg are within an hour. Fuel central heating.

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

LOCAL TAXES

Taxe foncière: 1053 EUR

NOTES