

Charming detached 2-bedroom stone house with pretty garden, 20 minutes from the coast.



## INFORMATION

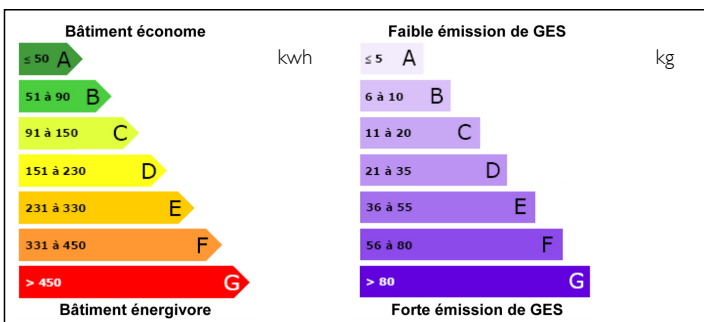
Town:	L'Étang-Bertrand
Department:	Manche
Bed:	2
Bath:	1
Floor:	95 m2
Plot Size:	1154 m2



## IN BRIEF

This detached property is completely habitable but is in need of renovation. It is situated in the village of L'Étang Bertrand, close to the popular market town of Bricquebec (6 km) with supermarkets, restaurants, bars, schools. Well situated for rail access to Paris and Eurostar from Valognes (10km), ferry access at Cherbourg (25km) and Caen, ferry to the Channel Islands from Barneville-Carteret (20km).

## 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 comprises :

Ground floor :

Living room with fireplace

Kitchen / Dining room

Large Utility room

First floor :

2 Bedrooms

Office

Bathroom

WC

Garage / Barn attached. Small stone building to renovate. Very pretty garden with lawn, shrubs and trees, not overlooked.

The septic tank does not comply.

No insulation.

## LOCAL TAXES

**Taxe foncière: 300 EUR**

**Taxe habitation: 240 EUR**

## NOTES