

Beach house with direct access to Utah beach.



## INFORMATION

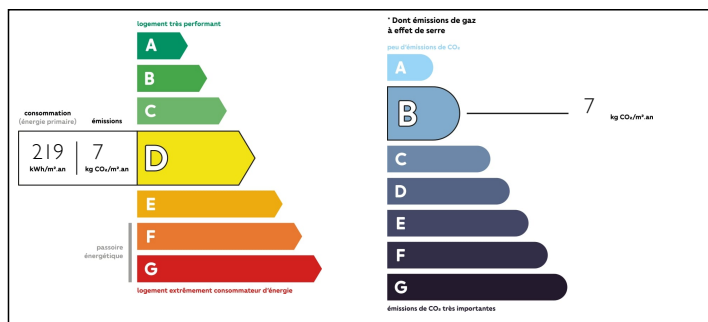
Town:	Saint-Germain-de-Varreville
Department:	Manche
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	2029 m2

## IN BRIEF

Lovely beach house just meters from the D-Day beach "UTAH". One level living with large living-dining-kitchen leading to an enormous 'heated' veranda, for year round use. 3 bedrooms, separate dressing room and an office. Large bathroom (could easily be split into two) with walk-in shower and full bath. Large utility room.

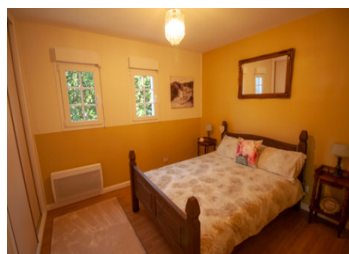


## ENERGY - DPE



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

Not overlooked by neighbors with plenty of outside space. Huge garage of 70m<sup>2</sup> and a large Gazebo. The house is heated by a very clever oil burning fire with the tank located out of the way in the garage. The bedrooms and the veranda benefit from electric radiators. Fully fitted modern kitchen. A/C unit in the living dining kitchen area. Close to the historic town of Ste. Mere Eglise and only 45 mins to the ferry port in Cherbourg. Paris direct by train from Valognes at 25 mins.

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

## LOCAL TAXES

Taxe foncière: 288 EUR

## NOTES