LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 99170ISC50 Price: 277 130 EUR

agency fees included: 7 % TTC to be paid by the buyer (259 000 EUR without fees)

**Character detached stone farmhouse, 4 bedrooms,, outbuildings in a quiet country location.**















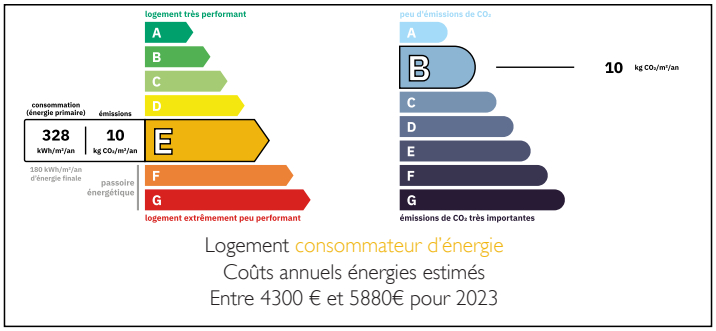
## INFORMATION

| | |
|---|---|
| Town: | LA HAYE DU PUITS |
| Department: | Manche |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 210 m2 |
| Plot Size: | 3330 m2 |

## IN BRIEF

Spacious property situated in the village of Le Plessis Lastelle, between the larger towns of Periers 11km and La Haye du Puits 9km, with all amenities. The fabulous beaches on the west coast are just 25km away. Trains to Paris from Carentan 17km, ferry port at Cherbourg 48km, Sainte mere Eglise 18km. The property is in the countryside set back from a quiet road and is not overlooked. The right hand side of the house could be easily transformed into a holiday rental providing an income, the property is also adapted for equestrian use with a paddock and outbuildings that could be used for stables. The property also benefits from recent upgrades to the electrical installation, radiators, drainage and has had Replacement kitchen and bathroom installations by the current owners.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4300 € et 5880€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: 99170ISC50 Price: 277 130 EUR

agency fees included: 7 % TTC to be paid by the buyer (259 000 EUR without fees)







## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **499 EUR** |

## NOTES

## DESCRIPTION

The property comprises:

Ground floor :

Living room with wood burner
Dining room
Living room
Fully fitted kitchen
Laundry room
Utility room
Bathroom + wc

First floor:

Access from staircase 1 :
Bedroom + wc

Access from staircase 2 :
2 Bedrooms
Bathroom + wc

Access from Staircase 3:
Bedroom and bathroom on first floor

Electric radiators
Private parking
Patio
Mature garden (3330m²) with lawn, trees and paddock.
Outbuildings

---

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