LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38012WD50 Price: 408 100 EUR

agency fees included: 6 % TTC to be paid by the buyer (385 000 EUR without fees)

Detached Character Stone Cottage with beautiful garden just 1.5 miles from sandy beaches.

EXCLUSIVE















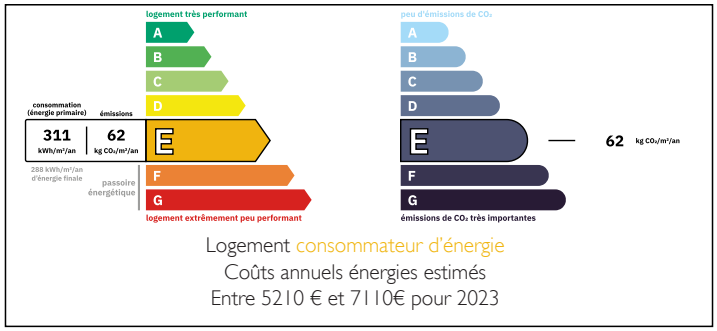
INFORMATION

Town:	La Haye
Department:	Manche
Bed:	4
Bath:	4
Floor:	177 m2
Plot Size:	3973 m2

IN BRIEF

William Darwen and Leggett are proud to present this rare opportunity to acquire a detached stone cottage full of character, just 1.5 miles from the unspoilt sandy beaches of Normandy. Retaining period charm with terracotta floor tiles, carved wood details, and a striking stone fireplace, the house offers generous proportions and could be divided into two living areas, ideal for rental income or guest accommodation. To the rear, mature gardens create a peaceful private retreat, while scenic coastal walks along dunes and shoreline are within easy reach. Perfect as a holiday home, family residence, or investment, the location is equally appealing: only 5 miles from the fishing harbour of Portbail with its weekly market and 7 miles from La Haye-du-Puits with shops, cafés, and amenities. A true coastal gem in Normandy.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5210 € et 7110€ 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.

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LOCAL TAXES

Taxe foncière: **1500 EUR**

NOTES

DESCRIPTION

Ground Floor:-

entrance hall 10.5m2
reception 25m2
Pantry (6.5m2(
Lounge 21m2
Large living/dining area with
kitchen area 53.6m2
WC and washroom 3.3m2

First:-
Bedroom 1 17.4m2
Bedroom 2 19.3m
Shower room with WC 12.4m2
Bedroom 3 with .En-Suite 12.7m
Bedroom 4 with En-Suite 10.9m2

Outbuildings including pressoir, garage 17m2 and boiler room.
Mature gardens
Pasture

Oil central heating
Septic tank
fibre high speed internet

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