LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43203WD50 Price: 446 808 EUR

agency fees to be paid by the seller

Modern Town House with walled garden close to the centre of Valognes (1km)















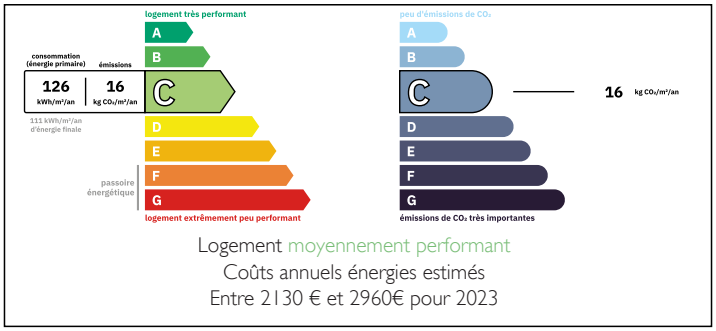
INFORMATION

Town:	Valognes
Department:	Manche
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1593 m2

IN BRIEF

William Darwen & Leggett are poud to present a modern townhouse 1km from the centre of Valognes, "Le Versailles Normand" with it's excellent selection of shops, resturants and a direct train route to Paris (6-8 per day). The location is excellent, with the town centre a mere 15km walk yet the walled garden gives a sense of privacy and calm and the mature garden with orchard lawns and flowers give a calm space to relax in. The right hand side of the house was built in 1991 and the left hand annexe was added in 2002, giving the opportunity for a Bed and Breakfast activity with separate access.

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2130 € et 2960€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1800 EUR**

NOTES

DESCRIPTION

Ground Floor :- Entrance/office, Kitchen, dining area/living space with wood burning stove, Bedroom 1, shower room, WC, Laundry room, Conservatory, workshop/garage
First Floor:- Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Bathroom with WC, Landing.
Separate stone building used as a wine cellar
Walled garden with well and pond. Terrace.
Gas central Heating (DPE "C')
Wood burning stove
Double Glazing throughout
Mains drains
Well
Fibre internet connection

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

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