

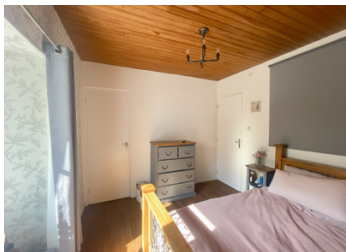
3 bedroom house - 90m2 - in a charming village in Normandie, 20 minutes from the beach. Normandy, France. |

EXCLUSIVE



## INFORMATION

Town:	Montsenelle
Department:	Manche
Bed:	3
Bath:	1
Floor:	95 m <sup>2</sup>
Plot Size:	185 m <sup>2</sup>



## IN BRIEF

Charming semi-detached village House with Garden – 3 Bedrooms – Near La Haye-du-Puits, Manche, Normandie

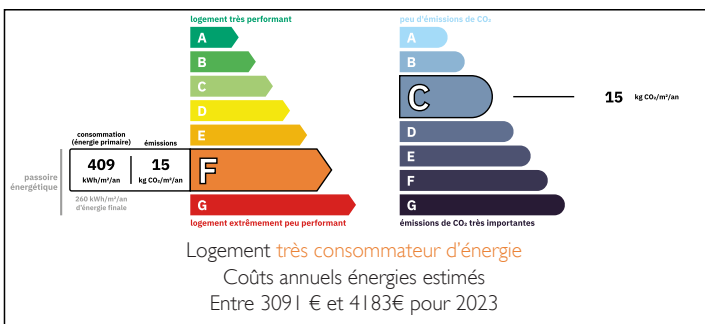
Leggett Immobilier International is delighted to present this charming village house located in the picturesque village of Prétot-Sainte-Suzanne, just 10 minutes from the lively town of La Haye-du-Puits, where you will find a wide range of shops, schools, and medical facilities.

This semi-detached property (one side), in good overall condition, offers:

3 bedrooms, including one in the converted attic  
A family bathroom with both shower and bathtub  
A spacious and bright living area of 39 m<sup>2</sup> (approx. 420 sq ft)

To the rear of the house, you will enjoy a 130 m<sup>2</sup> (approx. 1,400 sq ft) garden, easy to maintain, peaceful, and perfect for relaxing outdoors.

## ENERGY - DPE



An additional lean-to/outbuilding provides valuable

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

Charming Village House with Garden – 3 Bedrooms  
– La Haye-du-Puits Area

Leggett International Real Estate is pleased to present this delightful village house full of character, located in the charming village of Prétot-Sainte-Suzanne, just 10 minutes from La Haye-du-Puits, a lively town offering shops, schools, and essential services.

This semi-detached property, in good overall condition, comprises:

3 bedrooms (11 m<sup>2</sup>, 11 m<sup>2</sup>, and 16 m<sup>2</sup>), including one in the converted attic

A spacious bathroom (6 m<sup>2</sup>) with both shower and bathtub

A bright and generous living area of 39 m<sup>2</sup> (approx. 420 sq ft) with a fully equipped kitchen, ideal for entertaining

A landing (7 m<sup>2</sup>)

A utility space (3.5 m<sup>2</sup>) with hot water tank

An attached outbuilding (17.5 m<sup>2</sup> – in need of renovation)

To the rear, you will enjoy a 130 m<sup>2</sup> (approx. 1,400 sq ft) outdoor space with terrace, perfect for relaxing or dining outside.

An additional lean-to/outbuilding enhances the property, offering storage for garden furniture and tools, or potential to be converted into a workshop or creative space.

Additional features:

Option to purchase fully furnished

Wooden single-glazed windows

PVC double-glazed front door

Connected to mains drainage

Electric heating

Ideal as a main residence, holiday home, or rental investment in Normandy.

## LOCAL TAXES

Taxe foncière: **352 EUR**

Taxe habitation: **252 EUR**

## NOTES