

3-Bed Detached Home, Full Basement, Orchard, Garage, Outbuildings, Hanger. 5 mins to amenities near Utah Beach



INFORMATION

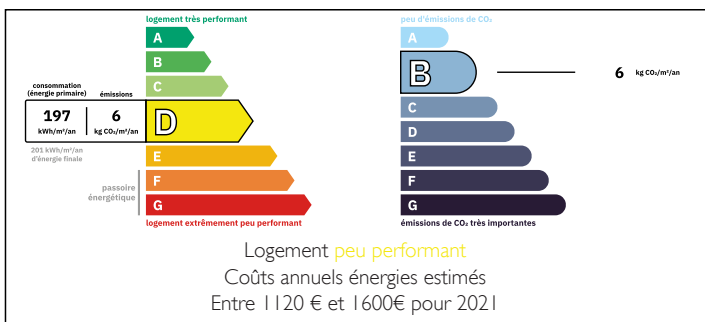
Town:	Sainte-Mère-Église
Department:	Manche
Bed:	3
Bath:	1
Floor:	112 m2
Plot Size:	2600 m2



IN BRIEF

Detached 3-bedroom house (112m2) in the sought-after village of Chef du Pont, just 5 minutes from Sainte Mere Eglise, 10 minutes from Carentan (direct trains to Paris), 20 minutes from Utah Beach and 45 minutes from Cherbourg Ferry Port. Entrance hall, 31m2 living/dining room, heated south-facing veranda for year-round use, separate fitted kitchen opening onto a sunny front terrace, three bedrooms, bathroom and separate WC. Full basement with double garage, workshop, laundry and extensive storage. Recently installed air-to-water heat pump central heating and thermodynamic hot water tank, double glazing and electric roller shutters throughout. Developable loft. Outside offers a 25m2 detached garage, large hangar suitable for a motorhome, camper van or boat, outbuildings, poultry house, mature orchard with numerous fruit trees and generous front and rear gardens. An ideal permanent home, holiday property or lock-up-and-leave Normandy base.

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.



LOCAL TAXES

Taxe foncière: 800 EUR

NOTES

DESCRIPTION

Spacious Detached Family Home with Full Basement, Orchard, Outbuildings and Heated Veranda Close to Utah Beach

Situated in the attractive village of Chef du Pont, this beautifully maintained 112m2 detached family home offers an exceptional combination of generous living space, modern energy-efficient heating, developable loft, extensive garages and outbuildings, mature gardens and a superb location close to the D-Day beaches and major transport links.

Ideally positioned just 5 minutes from Sainte Mere Eglise, 10 minutes from Carentan with direct trains to Paris, 20 minutes from Utah Beach and only 45 minutes from Cherbourg Ferry Port, the property is perfectly suited as a permanent family residence, second home, retirement property or holiday base in Normandy.

A private driveway leads to the rear of the property, providing excellent parking together with direct vehicle access to the basement garage, detached garage and substantial hangar.

The welcoming entrance hall opens into a bright 31m2 living and dining room, creating an excellent family living space. Double doors lead into the impressive south-facing heated veranda, providing an additional reception room flooded with natural light and comfortably usable throughout every season. Whether entertaining guests, enjoying family meals or simply relaxing while overlooking the gardens, this versatile room quickly becomes the heart of the home.

The separate fitted kitchen opens directly onto a front terrace, making the most of the morning sunshine and creating the perfect setting for breakfast or outdoor dining.

A hallway leads to: