LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46691JTH50 Price: 291 700 EUR

agency fees to be paid by the seller

**Normandy House with 3 beds. Hangar, garage, full b-ment, boarded loft and heated Veranda. Walk to amenities.**







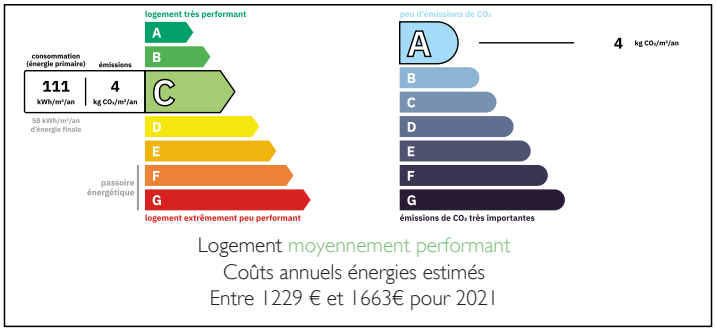








## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 1229 € et 1663€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Chef-du-Pont |
| Department: | Manche |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 100 m2 |
| Plot Size: | 2600 m2 |

## IN BRIEF

Leggett-Immo presents this detached three-bedroom house offering approximately 112 m² of living space in Chef-du-Pont, just 5 minutes from Sainte-Mère-Église and 10 minutes from Carentan. Features include a 31 m² living and dining room, a 17 m² heated double-glazed south-facing veranda, a fitted kitchen with terrace access, three bedrooms and a bathroom. The full basement provides a double garage, workshop, utility room and storage. A new air-to-water heat pump with thermodynamic hot-water system and upgraded electrics were installed in March 2026. Outside, there is a separate garage of approximately 25 m², a large hangar suitable for a motorhome, caravan or boat, additional outbuildings, a chicken house, mature fruit orchard and gardens. The loft offers further development potential, subject to permissions and technical feasibility. DPE rated C. Carentan has direct train connections to Paris, Utah Beach is approximately 20...

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:** **800 EUR**

## NOTES

## DESCRIPTION

Detached Normandy House with Extensive Outbuildings, Large Hangar and Mature Orchard

Situated in the village of Chef-du-Pont, this detached three-bedroom Normandy house offers approximately 112 m² of living space, complemented by a particularly useful collection of garages, outbuildings and outdoor areas. With a full basement, a large hangar, a separate garage, a heated veranda and a mature fruit orchard, the property will appeal to buyers looking for a comfortable home with generous facilities for vehicles, storage, hobbies and gardening.

Comfortable Living Space and a Heated South-Facing Veranda

The entrance leads to a living and dining room of approximately 31 m², providing the principal living area.

Two double french doors open into a 17 m² south-facing veranda. Heated and double-glazed, this bright additional space overlooks the gardens and offers year-round versatility, whether used for relaxing, dining or enjoying the garden in different seasons.

The separate fitted kitchen has direct access to a sunny terrace, providing a convenient connection between indoor and outdoor living.

A corridor leads to the three bedrooms, bathroom and separate WC.

Three Bedrooms and Further Potential in the Loft

The house provides three bedrooms, a bathroom and separate WC, making it suitable as a family home or a Normandy base within reach of the D-Day beaches.

The loft offers additional development potential,