LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47085JTH50 Price: 277 900 EUR

agency fees to be paid by the seller

Stone 4–5 Bed Normandy house with partial sea view near Utah Beach with Garden, field. Near Sainte-Mère-Église







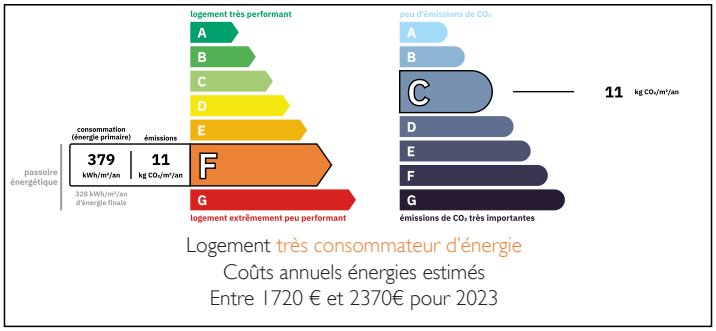








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INFORMATION

Town:	Sainte-Mère-Église
Department:	Manche
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	490 m2

IN BRIEF

Charming detached 4–5 bedroom stone house of approximately 125m² in the Normandy countryside, just minutes from Utah Beach and Sainte-Mère-Église. Set in a peaceful hamlet of around six houses and not directly overlooked, the property combines traditional character with flexible family accommodation. The ground floor features an impressive 53m² open-plan living, dining and kitchen space with exposed stone, beams and terracotta floor tiles, plus an annexe with shower room and WC. Two bedrooms and a large family bathroom occupy the first floor, while the top floor provides further flexible accommodation including a bedroom, sitting area with sea view, dressing area with washbasin and WC.Outside are a front courtyard, private rear garden with fruit trees, terrace and two useful lean-to outbuildings, plus an additional 634m² parcel of land. Double glazing and a Tulikivi masonry stove. Carentan, with trains to...

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:	**584 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents this Characterful Normandy stone house near Utah Beach

Set in a peaceful hamlet in the Normandy bocage, this attractive detached stone house offers approximately 125m² of accommodation, together with an annexe of approximately 25m² and additional land.

The property is located just minutes from Utah Beach and Sainte-Mère-Église, placing it in one of the most historically significant areas of Normandy while retaining the tranquillity of a small rural hamlet.

The house is not directly overlooked and benefits from a combination of traditional architectural features, flexible accommodation and useful outdoor space. Partial sea view.

A house full of Normandy character

The property retains many of the features associated with traditional Normandy stone houses, including exposed stone walls, substantial timber beams, terracotta floor tiles and exposed roof timbers.

At the heart of the house is an impressive 53m² living, dining and kitchen area.

The open-plan fitted kitchen forms part of this generous room, creating a sociable space for family life and entertaining.

The combination of exposed stone, timber and traditional terracotta flooring gives the room a particularly authentic Normandy character.

A Tulikivi masonry stove provides an attractive focal point and an efficient source of heat, complementing the character of the property.

The ground floor also benefits from an annexe of approximately 25m², incorporating its own shower room and WC and providing useful additional accommodation or flexible space with convenient access towards the garden.

Four to five bedrooms and flexible accommodation

The first floor provides two bedrooms, together with a spacious family bathroom of approximately 10m².

A mezzanine...

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