LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47470SPR50 Price: 104 500 EUR

agency fees to be paid by the seller

UNDER OFFER ___For sale: A 2-bedroom village house in the heart of the village, near shops, restaurants

EXCLUSIVE







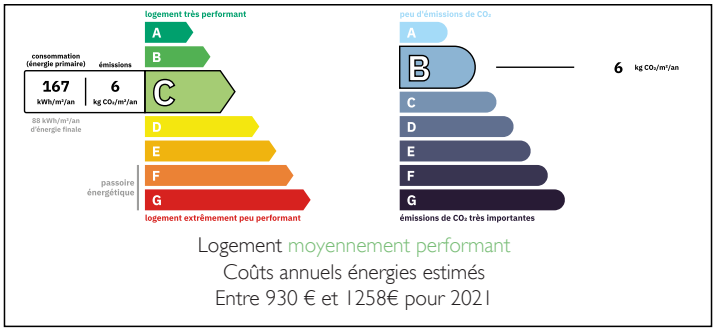








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 930 € et 1258€ pour 2021

INFORMATION

Town:	La Haye
Department:	Manche
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	0 m2

IN BRIEF

Leggett Immobilier and Stéphanie Nash are pleased to offer for sale this charming village house of approximately 75 m², ideally located in the heart of La Haye du Puits, Manche, Cotentin, Normandy, France.

Arranged over 3 floors, the property offers great potential and comfortable living spaces, including generously sized bedrooms.

You will benefit from a particularly convenient location, just 100 metres from local shops and amenities. La Haye is a lively and pleasant small town offering everything needed for everyday life, including a lovely weekly market, a cinema, a performance venue, numerous shops, schools, a secondary school, and several bars and restaurants.

Thanks to its central location and layout, this property represents an excellent opportunity,

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: **726 EUR**

NOTES

DESCRIPTION

Leggett Immobilier and Stéphanie Nash are delighted to present this charming village house of approximately 75 m², ideally located in the heart of La Haye.

A perfect lock-up-and-leave holiday home, first-time purchase or rental investment, this property is located just 10 minutes from the beach and only 100 metres from local shops and amenities.

La Haye is a lively and welcoming small town offering everything needed for everyday life, including a lovely weekly market, a cinema, a theatre and performance venue, as well as numerous shops and restaurants.

The property is conveniently located 45 minutes from Cherbourg and its ferry port, approximately 30 minutes from Carentan railway station, and around 90 minutes from Caen.

The accommodation is arranged over several levels:

On the ground floor, there is a spacious 25 m² living room with built-in storage, an 8 m² kitchen, a separate WC, and a generous 15 m² utility room. There is also a 15 m² attic/storage space.

The utility room offers excellent potential and could be incorporated into the kitchen, creating a beautiful and spacious open-plan kitchen/dining area with a cathedral-style ceiling.

On the first floor, you will find a large 19 m² bedroom and a spacious 11 m² shower room with WC.

The top floor offers a further 12 m² bedroom.

There is no garden, making this property particularly easy to maintain and ideal as a second home or holiday retreat.