LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47773WD50 Price: 292 000 EUR

agency fees to be paid by the seller

Town house in the centre of Barneville, pied à terre or investment opportunity















INFORMATION

Town:	Barneville-Carteret
Department:	Manche
Bed:	2
Bath:	2
Floor:	96 m2
Plot Size:	32 m2

IN BRIEF

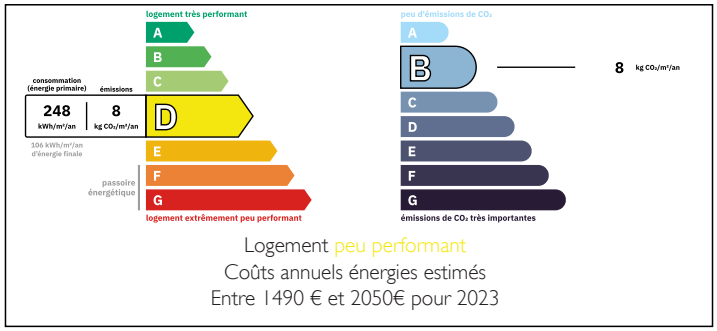
Ideally located in the heart of Barneville-Carteret, this charming period home has been completely renovated, combining high-quality materials, abundant natural light and thoughtfully designed interiors.

The elegant living room is centred around an original period fireplace, while the contemporary, fully equipped kitchen provides a stylish and practical space for everyday living.

The property offers two spacious bedrooms, as well as a beautiful principal suite tucked beneath the eaves, complete with an integrated bathtub.

Outside, the landscaped, south-facing garden enjoys plenty of sunshine and provides a peaceful setting for relaxing and entertaining.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1490 € et 2050€ pour 2023

Key Features

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.

* Fenced property

Energy rating (DPE): D GHG emissions rating (GES): B

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DESCRIPTION

Total floor area: 100 m²
Habitable floor area: 96.4 m²
Number of rooms: 4

Room Sizes

Living room: 24.3 m²
Shower room / WC: 3.3 m²
Kitchen: 6.8 m²
Dining area: 13.8 m²
Bedroom 1: 14.3 m²
Small bedroom / box room: 8.3 m²
En-suite bedroom: 20.6 m²

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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