LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48092SPR50 Price: 196 000 EUR

agency fees to be paid by the seller

Lovely 3-bedroom countryhouse in a peaceful setting with nice views, St Sauveur de Pierrepont, Manche, Franc















INFORMATION

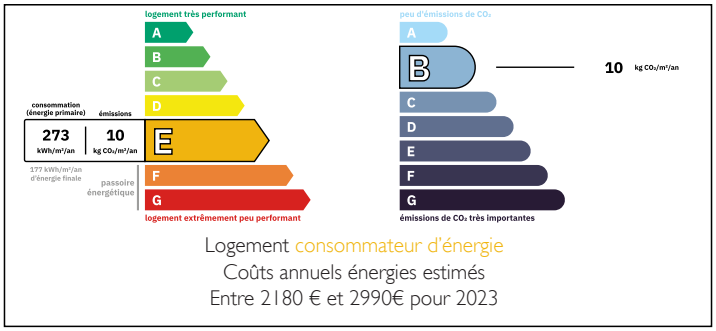
Town:	Saint-Sauveur-de-Pierrepont
Department:	Manche
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	791 m2

IN BRIEF

Leggett Immobilier International presents this 96 m² country house in Saint-Sauveur-de-Pierrepont, in the Manche department of Normandy, France just 10 km from the market town of La Haye-du-Puits and 10km from the nearest beach, on the West coat of the Cotentin Peninsula. Situated at the end of a small no-through lane in a peaceful hamlet, the property benefits from an enclosed garden surrounding the house, with open views across the neighbouring fields.

The property is approximately 15 minutes from Carteret, 25 minutes from Valognes railway station and 30 minutes from the ferry port of Cherbourg. The shops and amenities of La Haye-du-Puits are 10 km away.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2180 € et 2990€ pour 2023

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:	**547 EUR**

NOTES

DESCRIPTION

The house offers a practical layout with the option of single-level living. On the ground floor, the recently fitted and equipped kitchen measures 13 m² and opens onto a 27 m² living and dining room with a fireplace. Together, these provide approximately 40 m² of comfortable living space.

The bright 13 m² ground-floor bedroom has sliding glass doors opening directly onto the garden. A 5.5 m² shower room, a separate WC and a 5 m² utility room complete this floor. Upstairs, two further bedrooms measuring 11 m² and 9.52 m² provide space for family or visiting guests.

The outbuildings are a useful addition, offering approximately 50 m² for parking, storage or workshop space. The main garage has sufficient ceiling height to accommodate a motorhome. A second garage of 15 m² and a covered garden storage area complete the facilities.

Well maintained, the house requires no major work. It has PVC-framed windows, wooden shutters and electric heating. The private drainage system is currently undergoing inspection.

The energy rating will go up to a D rating from January 2027.

A manageable property suited to a permanent residence or a holiday home in the Cotentin Peninsula, combining a peaceful countryside setting with easy access to the beaches and practical outbuildings.

PVC-framed windows
Private drainage system (inspection underway)
Enclosed garden
Wooden shutters
Electric heating
Well

Room sizes