LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48131SPR50 Price: 240 000 EUR

agency fees to be paid by the seller

UNDER OFFER Renovated Stone Cottage with Garden and Land, 5 km from the Beach – Montgardon















INFORMATION

Town:	La Haye
Department:	Manche
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	1199 m2

IN BRIEF

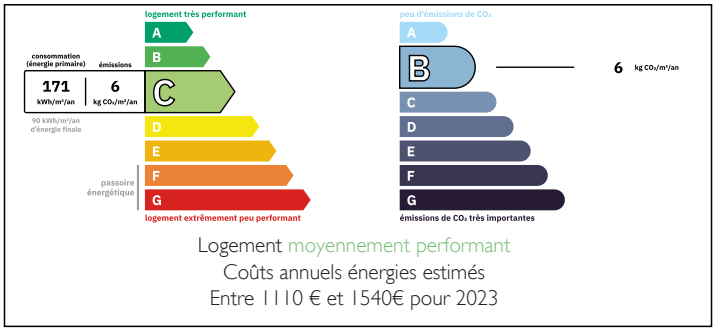
Stéphanie Nash and Leggett Immobilier are delighted to present this beautifully renovated 3-bedroom stone and traditional Normandy cottage, offering 98 m² of living space, a garden and additional land, in a peaceful hamlet in Montgardon, on the west coast of the Cotentin Peninsula, Normandy.

Just 5 km from the lively market town of La Haye-du-Puits and approximately 5 km from the sandy beaches of the Normandy coast, this charming property combines rural tranquillity with easy access to the sea, local amenities and coastal attractions.

Whether you are looking for a permanent family home, a holiday home in Normandy or a potential holiday rental investment, this move-in-ready property offers character, comfort and plenty of possibilities.

A Bright and Welcoming Home

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1110 € et 1540€ 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:	**466 EUR**

NOTES

DESCRIPTION

The ground floor features a spacious, light-filled living area, with two large glazed doors opening directly onto the garden. The open-plan kitchen creates a sociable living space, ideal for family life and entertaining.
There is also a useful storage cupboard currently arranged as a utility area, together with a shower room and WC designed to meet accessibility standards for people with reduced mobility.
Upstairs, a landing leads to three good-sized bedrooms and a second shower room and a WC, providing practical accommodation for family and guests.

Garden, Land and Outdoor Living

Outside, the property benefits from a terrace, a garden, a traditional well, additional land and a dedicated parking area.
The outdoor space is ideal for relaxing, gardening, enjoying meals outside or making the most of the peaceful Normandy countryside. There is also potential to extend the property, subject to the necessary planning permissions.
Fully Renovated – Ready to Move Into
The house has been comprehensively renovated by certified tradespeople, with work carried out to professional standards. No immediate renovation work is required, allowing you to settle in and enjoy your new home.
Features include:
Natural slate roof completely renewed in 2023
Double-glazed windows and doors
Insulated concrete floors on both the ground and first floors
Good thermal insulation
Electrical installation compliant with applicable standards
Compliant individual septic tank drainage system
Mechanical ventilation system (VMC)
Modern wall-hung toilets
An Excellent Location in the Cotentin Peninsula
Montgardon is ideally situated in the Manche