LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48215WD50 Price: 299 000 EUR

agency fees to be paid by the seller

4 bedroomed house 7 miles from the west coast of Manche















INFORMATION

Town:	**Fierville-les-Mines**
Department:	**Manche**
Bed:	**4**
Bath:	**2**
Floor:	**161 m2**
Plot Size:	**833 m2**

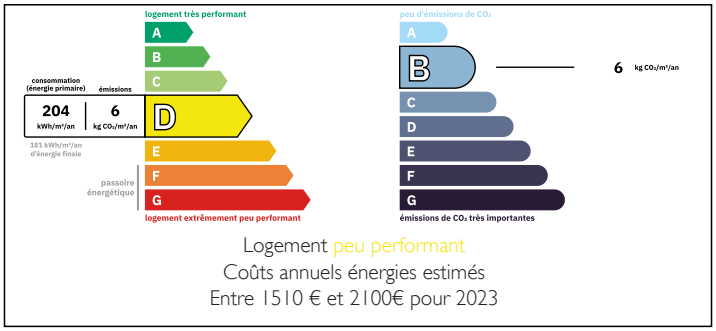
IN BRIEF

Prime Normandy Location – Close to Beaches, Barneville-Carteret, Cherbourg & Ferry Ports

Discover the excellent location of this property in Fierville-les-Mines, Normandy, France, ideally situated on the beautiful Cotentin Peninsula. Enjoy peaceful French countryside living within easy driving distance of the sandy beaches of Barneville-Carteret and Portbail, local shops, supermarkets, schools, doctors and healthcare facilities.

Barneville-Carteret is approximately 10 km away, with Cherbourg around 40 km away, offering excellent shopping, hospitals and cross-Channel ferry connections. An ideal location for a permanent residence, Normandy holiday home or French property investment.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1510 € et 2100€ 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:	**338 EUR**

NOTES

DESCRIPTION

Ground floor: Entrance (9m2), living room with woodburning stove (30m2). Bedroom (15m2), shower room with WC ()4m2) , kitchen/dining room (22m2), utility room (9m2)
1st floor: 2 bedrooms (22m2 & 11m2), bathroom with shower and WC (9m2)
2nd floor: Bedroom (11m2) , WC with sink (9m2)

Garage, courtyard with parking, shed , enclosed garden.

Double glazing, electric heating, Wood burning stove, .Fibre internet connection, Linky electricity meter

DPE "D" energy rating

Septic tank

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

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