LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48246WD50 Price: 176 000 EUR

agency fees to be paid by the seller

Charming 2-bedroom house for sale in Bolleville, Normandy – garden, countryside views and potential to extend,















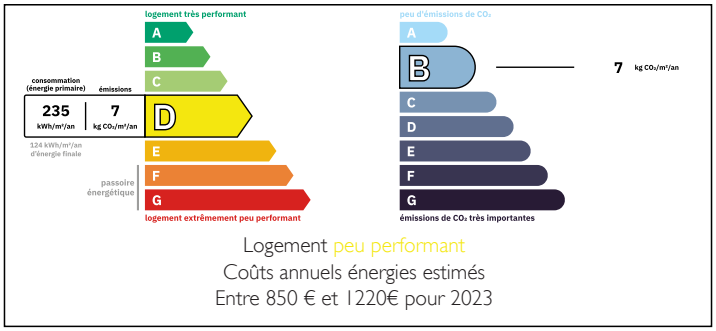
INFORMATION

Town:	La Haye
Department:	Manche
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	652 m2

IN BRIEF

Stéphanie Nash, William Darwen and Leggett Immobilier International are pleased to present this beautifully maintained house with a basement, situated in the heart of Bolleville, close to La Haye-du-Puits in the Manche department of Normandy. With its delightful garden, open countryside views and south-facing raised terrace, this welcoming property offers a relaxed lifestyle just ten minutes from the sandy beaches of the Cotentin's west coast.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 850 € et 1220€ 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:	**653 EUR**

NOTES

DESCRIPTION

Bright and practical, the house offers 69 m² of living space. The inviting living room features a wood-burning stove and an open-plan kitchen, creating a sociable setting for everyday life. Two bedrooms, a shower room and a separate WC complete the accommodation. Leading from the living area, the raised, balcony-style terrace provides a lovely sunny spot for outdoor dining or simply unwinding in the fresh air.

The loft is already insulated and offers potential for conversion, providing scope to create additional living space, subject to any necessary permissions. The spacious basement offers plenty of room for storage, a utility area or a workshop, together with an insulated room suitable for hobbies or a playroom. A separate garage adds further convenience.

Outside, the garden is a peaceful place to relax, with space to grow your own vegetables and enjoy the pleasures of life in the Normandy countryside.

Well insulated, with an energy performance rating of D, the property benefits from a wood-burning stove and mains drainage. Its well-maintained condition and manageable layout make it an appealing, easy-to-care-for home.

Bolleville has a nursery and primary school, while nearby La Haye-du-Puits offers a wide range of shops and amenities, a lively weekly market, a cinema, a performance venue and a tennis club. Cherbourg, with its ferry connections to the UK and Ireland, is approximately forty minutes away, while Caen is around one hour and twenty minutes by car.

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