LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48404JTH50 Price: 387 000 EUR

agency fees to be paid by the seller

Modern 5-Bedroom House, Large Garage in Cavigny, Normandy. Amenities close by. Coast at 30 min. TRIPLE GLAZING















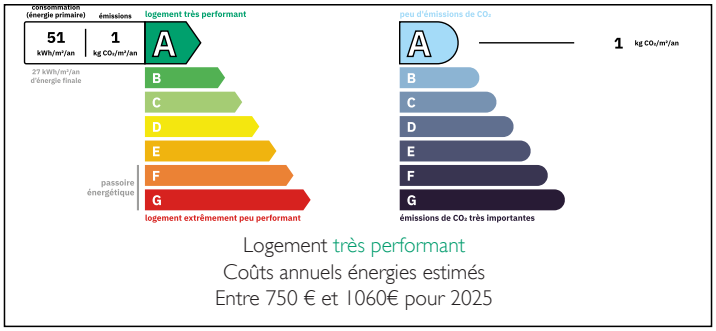
INFORMATION

Town:	Cavigny
Department:	Manche
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	2067 m2

IN BRIEF

Leggett-Immo offers this fabulous new property, 2022–2023. This contemporary five-bedroom house in Cavigny offers modern comfort, excellent insulation and an A–A energy rating. The ground floor includes an entrance hall with mirrored storage, guest WC, bedroom with walk-in wardrobe and provision for a future shower room. A spacious open-plan living and dining area with French doors to the front and rear and pellet burner. The fitted kitchen opens onto the rear garden, while a utility room houses the heat-pump hot-water system, water softener and double-flow ventilation. Upstairs are a mezzanine, shower room, master suite with en-suite bathroom, three further bedrooms and storage. Outside, the approximately 2,000 m² plot features gardens and parking for several vehicles. A double garage with electric door and additional loft space completes the property. Pont-Hébert is 4 km away, Saint-Lô around 15 minutes and...

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 750 € et 1060€ pour 2025

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48404JTH50 Price: 387 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **678 EUR**

NOTES

DESCRIPTION

Leggett-Immo invites you to discover a recently built, contemporary family home offering five bedrooms, practical everyday features and generous outdoor space in the Normandy village of Cavigny.

Constructed in 2022–2023, the house has been designed around modern family living. The entrance hall features extensive storage behind large mirrored sliding doors and leads to a guest WC and a ground-floor bedroom with a walk-in wardrobe. Plumbing provision for a future shower room offers the possibility of adapting this bedroom to suit changing family needs or visiting guests.

A beautiful open staircase creates an attractive architectural feature. The spacious open-plan living and dining area provides room for relaxing and entertaining, with French doors opening to both the front and rear of the property. A pellet burner adds a cosy focal point to the living space.

The fitted kitchen has direct access to the rear garden. The adjoining utility room accommodates the heat-pump hot-water system, water softener and double-flow mechanical ventilation system. From here, there is access to the double garage, fitted with an electric door. A staircase within the garage leads to an additional loft storage area.

Upstairs, a mezzanine provides useful additional space. The master bedroom benefits from an en-suite bathroom with both a bath and an Italian-style walk-in shower. Three further bedrooms, a separate shower room and additional storage complete the first-floor accommodation. Together with the ground-floor bedroom, this provides five bedrooms in total.

The house stands on a plot of approximately 2,000 m², with gardens to the front...