LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48736SPR50 Price: 179 000 EUR

agency fees to be paid by the seller

Charming 2 bedroom house in a quiet and calm environment in Montgardon,Manche Normandy , 5 min from the beach















INFORMATION

Town:	La Haye
Department:	Manche
Bed:	2
Bath:	1
Floor:	89 m2
Plot Size:	1197 m2

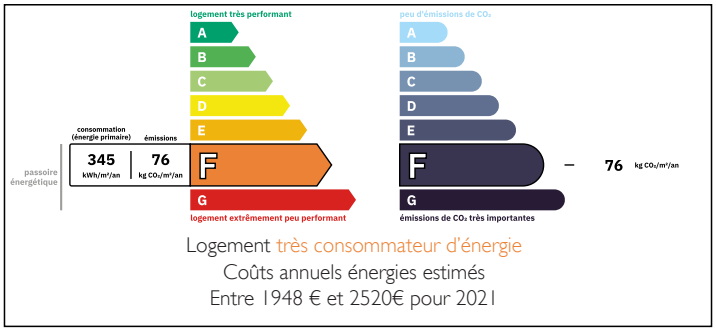
IN BRIEF

Situated along a peaceful country lane in the village of Montgardon, just 3 km from the lively market town of La Haye-du-Puits, this charming property offers a delightful combination of countryside tranquillity and proximity to the beautiful west coast of the Cotentin Peninsula.

La Haye-du-Puits offers an excellent range of amenities, including supermarkets, restaurants, cafés, bars, schools, a cinema and a medical centre, as well as a popular and bustling weekly market.

The stunning sandy beaches of the west coast, with views towards the Channel Islands, are less than a 10-minute drive away. The picturesque coastal village of Portbail is also just 10 minutes away, while the popular seaside resort of Barneville-Carteret, with its marina, restaurants and beautiful beaches, is approximately 20 km from the property.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 1948 € et 2520€ pour 2021

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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NOTES

DESCRIPTION

The Property

The house offers comfortable accommodation with plenty of character, including exposed wooden beams, a wood-burning stove and a bright conservatory overlooking the garden.

The ground floor comprises:

* A welcoming living room featuring exposed beams and a wood-burning stove, creating a cosy atmosphere.
* A bright conservatory, ideal as a dining room or additional sitting area, with views over the garden.
* A kitchen with traditional-style cabinetry.
* A shower room with WC.
* A practical utility room.

First Floor

Upstairs, there are two bedrooms, including a spacious principal bedroom with exposed wooden ceilings, together with a separate WC.

Outside

The property benefits from a generous garden with mature trees, shrubs and established hedges, offering plenty of space to relax, entertain or simply enjoy the peaceful surroundings.

A large gravelled courtyard provides ample private parking.

An additional detached outbuilding offers excellent versatility, with space for a garage, workshop or storage. It also benefits from an upper floor, from which there is a glimpse of the sea in the distance.

An Ideal Coastal Retreat

With its peaceful setting, character features and convenient location close to both local amenities