LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48748JTH50 Price: 353 900 EUR

agency fees to be paid by the seller

Stunning Maison de Maître, 5 Beds, 206m . Walk to amenities. Heat pump, "C". Double glazed, garden, garage.



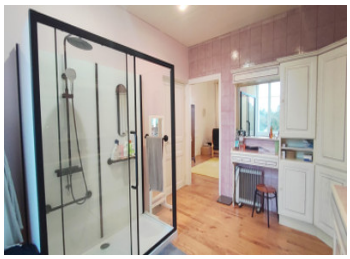












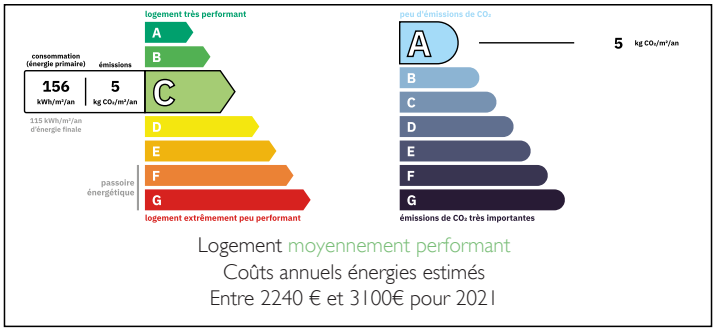
INFORMATION

Town:	Saint-Jean-de-Daye
Department:	Manche
Bed:	5
Bath:	2
Floor:	210 m2
Plot Size:	1332 m2

IN BRIEF

Leggett-Immo presents, Located in the village of Saint-Jean-de-Daye, with local amenities close at hand, this elegant Maison de Maître offers approximately 206m² of living space over three floors, five bedrooms and additional loft space with development potential. The ground floor features a spacious entrance hall, large kitchen with dining area, separate living room with wood-burning stove, dining room, utility room and separate WC. An elegant staircase leads to the first floor has three bedrooms, an office and a bathroom with separate WC; the second floor provides two further bedrooms and loft space. Benefits include double glazing throughout, a recently installed heat pump and domestic hot water system, and a vide sanitaire. Energy rating 'C'. Garden with bread oven, could be office, studio or den. Nearby towns, Saint-Lô and Carentan, while the SNCF railway station is approximately ten minutes...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2240 € et 3100€ 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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LOCAL TAXES

Taxe foncière: **940 EUR**

NOTES

DESCRIPTION

Leggett-Immo. Situated in the village of Saint-Jean-de-Daye, with everyday amenities close at hand, this attractive Maison de Maître offers generous accommodation, approximately 206m² of living space arranged over three floors, five bedrooms and further loft space with potential for development.

The ground floor is arranged around a large entrance hall, with steps leading up to the main entrance. The hall extends through the house to a rear entrance with access to the garden. The spacious kitchen incorporates a dining area, while the separate living room features a wood-burning stove. A further independent dining room connects back to the rear entrance hall, creating a practical circular flow through the ground floor.

Beautiful walled garden with old bread oven and other small outbuildings. The bread oven has a working chimney, not lined, but could make a wonderful studio, office or den.

A utility room houses the recently installed heat pump and domestic hot water system. A separate WC completes this level.

On the first floor, the landing leads to three bedrooms, an office and a bathroom with a separate WC.

The second floor provides two additional bedrooms, together with further loft space offering potential for development, subject to the necessary permissions and technical requirements.

The property benefits from a new heating system, heat pump and thermodynamic hot water double glazing throughout and a ventilated crawl space (vide sanitaire). Energy rating 'C'.

The location is particularly convenient for access to local amenities and transport links. The connecting