

Spacious property, 3 bedrooms, 2 bathrooms, 1 acre garden, 2 km from the beach at Denneville



INFORMATION

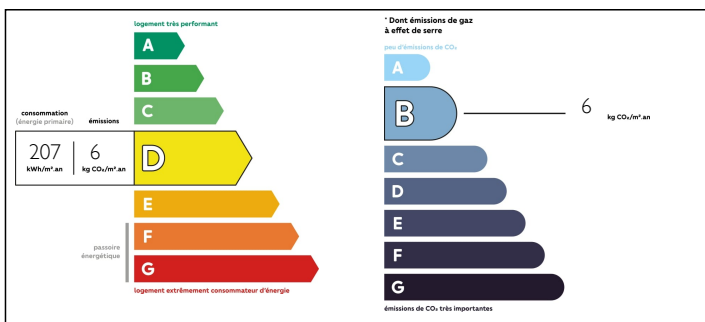
Town:	Denneville
Department:	Manche
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	3836 m2



IN BRIEF

This property is ideally situated, in the heart of the village, on the west coast of the Cherbourg peninsula, with views of Jersey, and just minutes from the town of Port-bail with the marina and beach. The popular resort of Barneville-Carteret is just 12km away, with ferry access to Jersey and Guernsey. Well situated for rail access to Paris and Eurostar, from Carentan and ferry access at Cherbourg (45km) and Caen.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1118 EUR

NOTES

DESCRIPTION

The property comprises:

Ground floor :

Entrance hall
Living room
Fully fitted kitchen
Two bedrooms, one with shower room
Large conservatory

First floor :

Bedroom
Bathroom with wc
Mezzanine
Attic above garage to convert.

Attached garage, with laundry facilities.

The property has electric heating, fully double glazed, parking, 1 acre garden with patio, mature trees, lawns and a pond, garden sheds.

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