

Under offer. Beautiful fully restored traditional Normandy house with land, gite potential. A barn of 70m2.

EXCLUSIVE

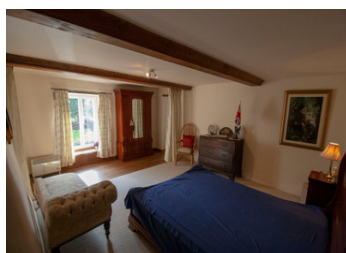
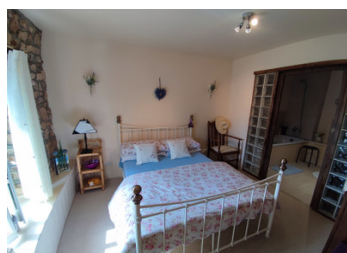


INFORMATION

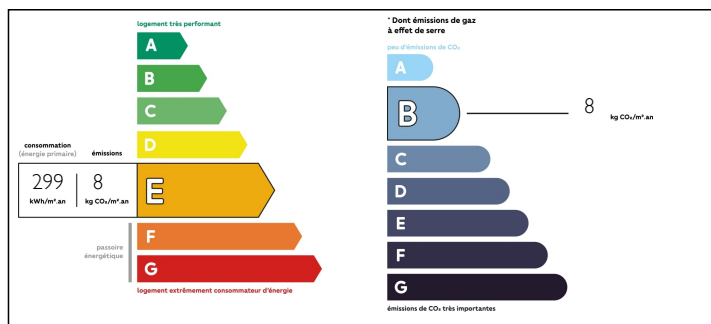
Town:	Tribehou
Department:	Manche
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	3391 m2

IN BRIEF

Perfect for a gite for the 80th anniversary and beyond. This delightful property with nearly an acre of land in a superb position on the Cotentin peninsula. Situated on a quiet lane on the outskirts of the village of Tribéhou, with all amenities nearby. The American D-Day landing beaches are situated close by and the ports of Caen and Cherbourg are within easy reach. The nearby historic town of Carentan has a popular port with a good choice of restaurants plus a train link to Paris and beyond. This is a great property for a permanent residence or holiday rental to provide an income stream. It has a 70 m2 attached barn and developable loft space that could easily double the living area of the property or provide gite income. Additional information and photos along with virtual tour, 2D & 3D images available.



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.



DESCRIPTION

Enter a modern fitted kitchen with family dining area and wood burner: 5.24m x 4.53m

Lounge: 5.41m x 3.10m

Snug: 3.51m x 2.91m

Downstairs shower room: 2.35m x 1.58

Stairs lead from the snug to the first floor:

Office/bedroom 1 (mezzanine style): 5.11m x 2.96m

Bedroom 2: 5.3m x 4.52m

Bedroom 3: 3.28m x 3.10m with en-suite bathroom
3.08m x 2.07m

Attached barn to convert of 70m²

For further information, photos and virtual tour, please do not hesitate to contact me.

LOCAL TAXES

Taxe foncière: 276 EUR

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

NOTES