

## Lovely Longere in Nay Normandy



## INFORMATION

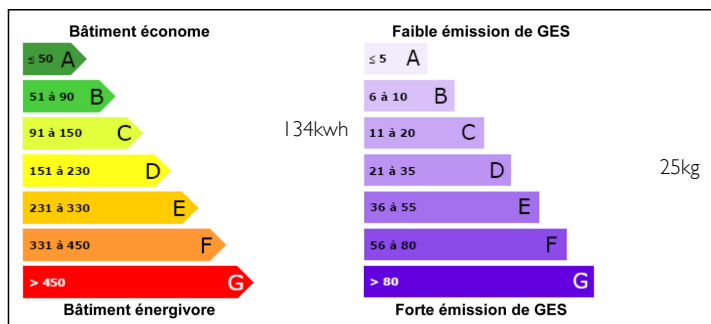
Town:	Nay
Department:	Manche
Bed:	3
Bath:	1
Floor:	150 m2
Plot Size:	2094 m2

## IN BRIEF

Located in a private position this charming Longere is ready to move into, a characterful blend of modern with original features. Currently run as a chambre d'hotes, it is an ideal family home, holiday home or has business potential. It is just a 5 minute car journey to the town of Periers for all local amenities. Within 30 minutes of each coast on the peninsula and close to Sainte Mere Eglise and the D-Day beaches.



## 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

The entrance hall sits at the centre of the property with stairs leading to the first floor, to the left is the lounge and dining room and to the right are the kitchen, utility room, larder, WC and garage.

The bright living room with front aspect door and window and French doors leading to the back garden provides great views of the garden and countryside beyond. With exposed stone walls and beams, and a log burner set into a stone fireplace. You walk through an arch to the large dining with a front aspect window, exposed beams painted white giving a light and airy feel to the room.

Back through the hallway to a fully modern kitchen with a good range of grey kitchen base units, exposed stone walls and beams. In the centre of the kitchen there is a substantial island which would easily seat six people. Leading on from the kitchen is the WC, utility room, a substantial larder and boiler room.

The spacious landing, with a sofa for quiet times, leads to three double bedrooms, a dressing room and a bathroom and separate WC. To the right you find the dressing room, which leads to the large main bedroom where you are met with the character of an A-frame and delightful picture window above the bed. To the left are two double bedrooms, a room for storage and a substantial bathroom with separate walk-through shower.

The south facing gardens...

## LOCAL TAXES

**Taxe foncière: 720 EUR**

## NOTES