

Character 2 bedroom, 4 bathroom property, 1 bedroom studio, 787m garden, in Amfreville

EXCLUSIVE



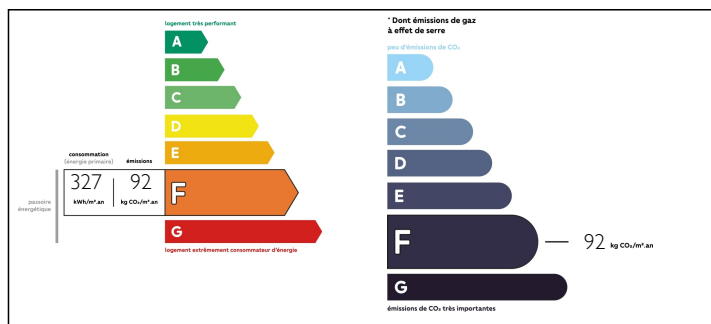
INFORMATION

Town:	Amfreville
Department:	Manche
Bed:	3
Bath:	4
Floor:	200 m2
Plot Size:	787 m2

IN BRIEF

This detached property is situated in the village of Amfreville, just 6 kms from the historic town of Sainte Mere Eglise, trains to Paris from Carentan, 19 kms, a large town with a marina and all facilities, ferries to the UK and Ireland from Cherbourg 36kms. This property is ideal as a family home with business potential, as there it has a one-bedroom studio attached. Not overlooked with a secluded garden behind the house.

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 property comprises :

Ground floor :

Large entrance hall

Living room with wood burner (could be a bedroom)

Office

Shower room with wc

WC

Fully fitted kitchen (30m²)

First floor :

Large living area (62m²)

Two bedrooms, each with their own bathroom and wc

Studio :

Ground floor :

Living room

First floor :

Bedroom

Shower room with wc

Storage area / boiler room

Parking area, private garden, partial double glazing

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

NOTES