

Detached 3 bedroom, 2 bathroom house on 3000m land in a very quiet spot.



## INFORMATION

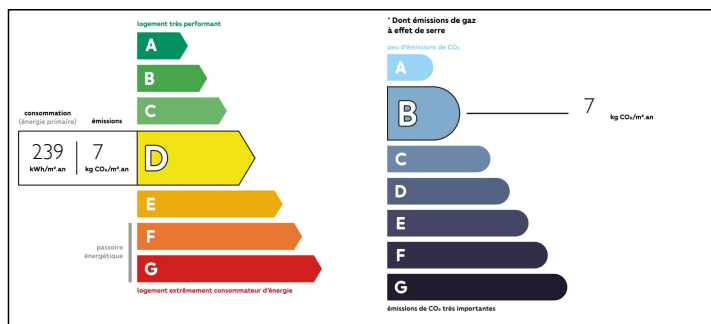
Town:	Gorges
Department:	Manche
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	3070 m2

## IN BRIEF

This detached character house is in immaculate order. It is situated at the end of a no-through road, not overlooked, with wide open views across the countryside, in the village of Gorges, between La Haye du Puits (11 km) and Périers (9 km). Well situated for rail access to Paris from Carentan (15 km), and ferry access at Cherbourg (50 km) and Caen. Within 30 minutes of each coast of the peninsula – the fabulous sandy beaches on the west side, looking out to Jersey, and Sainte Mere Eglise and the D-Day beaches on the east side.



## 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

Ground floor :

Entrance hall

Living room with wood burner

Fully fitted kitchen

Laundry room

Bedroom / Office to finish

WC

First floor :

3 Bedrooms

2 Shower rooms with WC

Double glazed, electric heating plus wood burner,  
ample parking

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

## LOCAL TAXES

Taxe foncière: 104 EUR

## NOTES