

Commercial property with accommodation, in the centre of Sainte Mère Eglise

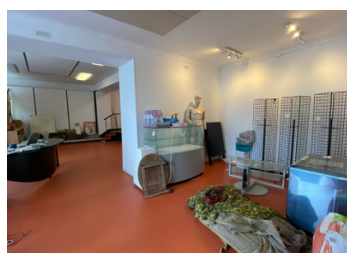


INFORMATION

Town:	Sainte-Mère-Église
Department:	Manche
Bed:	1
Bath:	1
Floor:	450 m2
Plot Size:	484 m2

IN BRIEF

This property, with vast frontage, is in an ideal position in the main street of the historic Sainte Mère Eglise, with garage and a small garden. Unique opportunity to open a business in this thriving tourist town, in the heart of D-Day. Ready to go from day one, with the first floor and attic needing total renovation, into further accommodation. Cherbourg 40kms, Carentan with trains to Paris, 14kms, 10 minutes to the beaches of the east coast, 35 minutes to the west coast 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 property comprises

Ground floor :
Commercial area 200m²
Living room
Kitchen
WC

First floor :
Bedroom
Bathroom with WC
Five large rooms to finish
Bathroom to finish
Attic above

Garden and large garage with attic.
Mains drainage, no heating.

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

LOCAL TAXES

Taxe foncière: 1312 EUR

NOTES