

Detached 3 bedroom, 2 bathroom property, 3183m land, on the edge of a village.

EXCLUSIVE



## INFORMATION

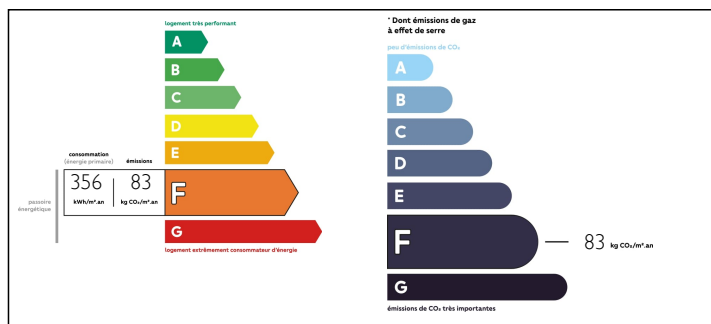
Town:	Gorges
Department:	Manche
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	3183 m2

## IN BRIEF

This detached character property is in good order. Situated in a very quiet spot, surrounded by garden and orchard, not overlooked, on the edge of 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

The property comprises :

Ground floor :

Living room / Dining room with wood burner

Fully fitted kitchen

Living room or Bedroom

Shower room

WC

First floor :

3 Bedrooms

Shower rooms with WC

Garage and boiler room.

Oil central heating plus wood burner, ample parking.  
Garden to the rear, orchard

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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: 482 EUR**

**Taxe habitation: 366 EUR**

## NOTES