



EXCEPTIONAL DETACHED 4 BEDROOMED
HOUSE 2 MILES FROM SANDY BEACHES WITH
HEATED SWIMMING POOL

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4 BEDROOMED HOUSE 2
MILES FROM SANDY
BEACHES WITH HEATED
SWIMMING POOL...



PROPERTY FACT FILE

REFERENCE	A36171WD50
PRICE	€ 634,940 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	277 m ²
LAND	1000 m ²
TOWN	Gouville-sur-Mer
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House
CONDITION	
FEATURES	Swimming Pool, Private parking, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- 2 miles from sandy beaches
- 47 miles from Cherbourg ferry port
- High quality renovation
- Heated swimming pool
- Rental income potential

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Meticulously renovated from traditional Norman stone buildings, this generously proportioned (277m²) house boasts 4 bedrooms, 3 bathrooms, a large living room and a dining room with minstrels gallery, a large light and open kitchen & dining area with doors leading to a courtyard on one side and a heated pool with terrace on the

DESCRIPTIF

Ground Floor

- Large fitted kitchen (39m²)
- Conservatory dining area (16m²)
- Boiler and Laundry room (7m²)
- WC (2m²)
- Games room (18m²)
- Formal dining room (20m²)
- Large living area (56m²)
- Bedroom (16m²)
- Ensuite shower room (6m²)
- Staircase leading to

First floor

- Landing with minstrels gallery (8m²)
- Master bedroom and dressing room (12m²)
- Ensuite bathroom (6m²)
- Shower room and WC (6m²)
- Staircase leading to

Second floor

- Triple bedroom (11m²)
- Double bedroom (11m²)

Outside

- Terrace & heated pool (10m x 4.5m x 1.4m)
- Enclosed courtyard
- Garden and off- road parking

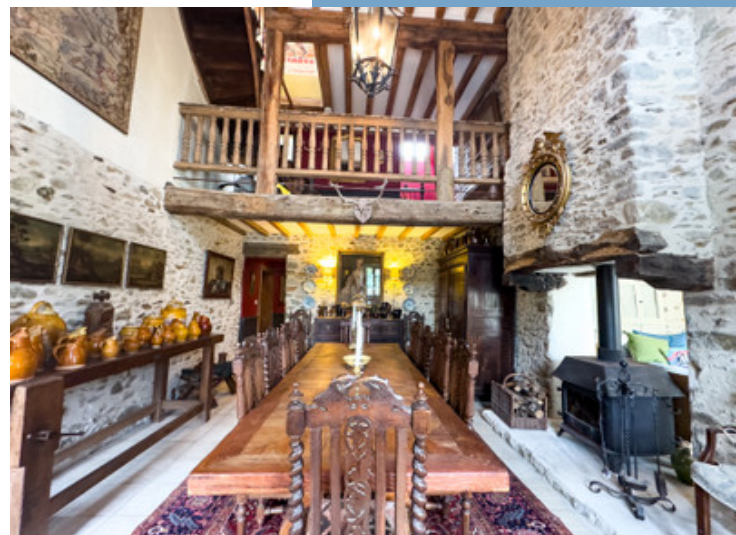
Double Glazing, oil-fueled heating and fibre internet connection.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36171WD50>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

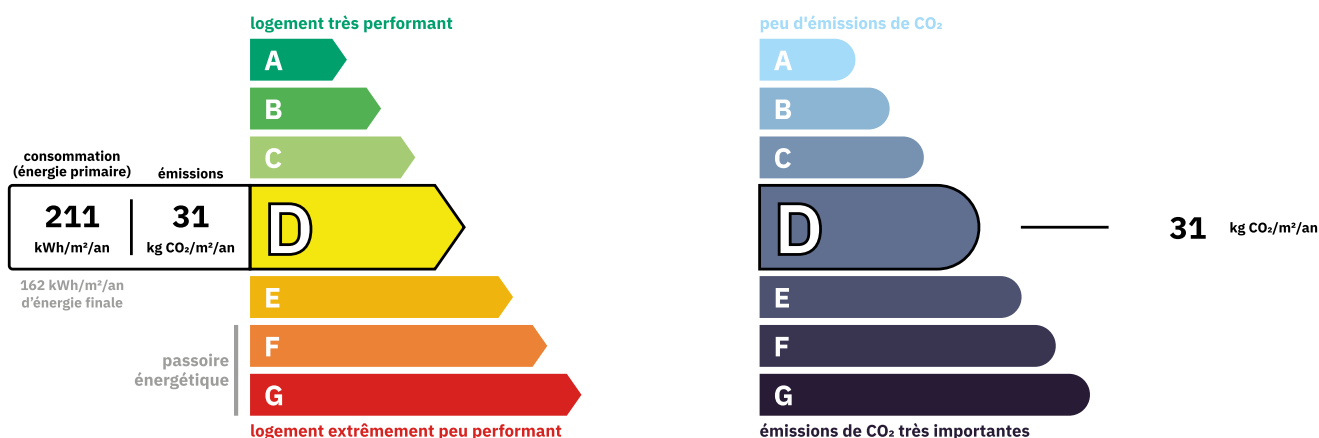
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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 5200 € and 7130€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A36171WD50
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AND PHOTOS
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