

Charming Maison de Maître with equestrian facilities, 3.4 hectares of land & outbuildings close to Brecey.

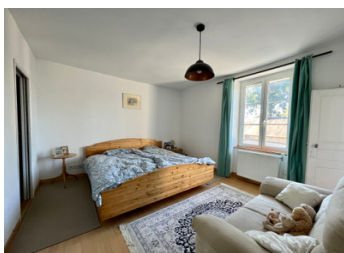
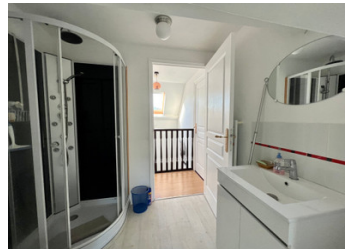


## INFORMATION

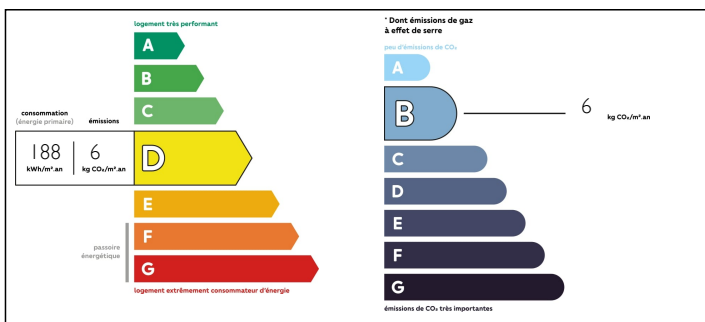
Town:	Le Mesnil-Gilbert
Department:	Manche
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	34040 m2

## IN BRIEF

Very well presented five bedroom family home with equestrian facilities. Renovated to a high standard and ready to move into. Numerous outbuildings offering Gite potentiol, garages, fenced paddocks with field shelter, above ground swimming pool, attractive gardens, vegetable gardens and orchard. Benefiting from geothermal and aerothermal heating systems and a conforming fosse! Must be viewed to appreciate all that is on offer here. Situated 8km from the town of Brecey with all amenities and approximately 40 minutes from the west coast.

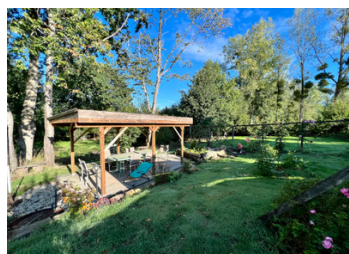


## ENERGY - DPE



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

Presently arranged as follows:-

On the ground floor,  
Pretty entrance hall with Oak staircase  
Newly fitted kitchen with dining area.  
Living room with wood-burning stove  
Conservatory - with boot room.

First floor:

Three bedrooms, one with en-suite shower room and dressing room.  
Family shower room with WC.

Second floor: -

Two bedrooms  
Shower room with WC

Basement :

Large Cave  
Space for washing and drying machines  
Access to the outside

Benefiting from a compliant pit system  
Aerothermal and geothermal heating systems  
Fully insulated

Exterior:-

Double garage with attached barn and attached cider press.  
Detached barn, with potential for gite. - Services in place  
Ancient boulangerie  
Wood store  
Potting shed  
Vegetable gardens with greenhouse  
Orchard with summer house  
Pretty gardens with with mature beds and two pagodas for alfresco dining.  
Above ground pool  
Direct access to a stream  
Fenced paddocks with field shelter.

Many more images are available on request.

## LOCAL TAXES

Taxe foncière: 597 EUR

## NOTES