

**SOLD** - Splendid castle exquisitely renovated and decorated, in a calm and verdant setting

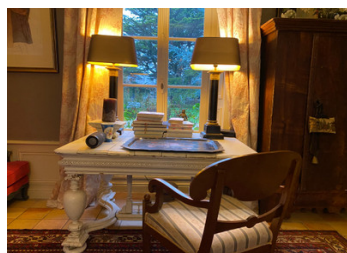


## INFORMATION

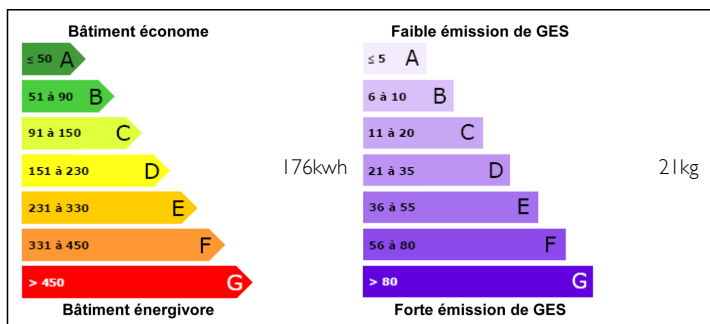
Town:	Montpinchon
Department:	Manche
Bed:	6
Bath:	5
Floor:	335 m2
Plot Size:	6600 m2

## IN BRIEF

Harmony reigns in this superb 6-bedroom castle, as well as in its garden with its perfect lawn and some fine trees. Its exquisite and refined decoration makes it terribly attractive. The whole property is easy to maintain, as it is in excellent condition. The awning on the terrace makes it possible to prolong the autumn evenings and to shelter from the heat in summer. DPE mentioned a D classification.



## 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

Built in 1870, this Napoleonic-style château has nevertheless all the modern comfort.

On the ground floor:

Large living room with fireplace (60m<sup>2</sup>)

Kitchen-dining room (30m<sup>2</sup>) with fireplace also,

Study - which can be used as a bedroom if necessary - and an adjoining toilet and shower room.

On the first floor:

Corridor leads to four bedrooms (from 16 to 24m<sup>2</sup>)

Dressing room

Laundry room

Three bathrooms.

On the second floor:

Two bedrooms (1 of 24m<sup>2</sup> and 1 of 18m<sup>2</sup>)

Bathroom

Two toilets.

A cellar completes the property.

Outside there is a garden shed.

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

## NOTES