

Exceptional 18th century luxury gite and B&B complex, tastefully restored with 3.6 ha of land close to Cherbourg.



INFORMATION

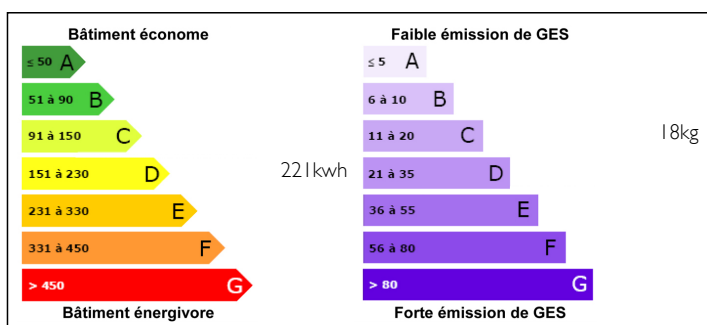
Town:	BRICQUEBEC
Department:	Manche
Bed:	8
Bath:	6
Floor:	420 m2
Plot Size:	36563 m2



IN BRIEF

This large detached 200yr old property has been restored to a very high standard. It is spacious and light yet at the same time retains all its original character and charm. Situated in the countryside and set in magnificent, well established gardens, with over 9 acres of land. You could continue to run as gîtes and Chambre d'Hotes or, due to its fantastic location, it could also be a really good equestrian property. Currently the property comprises a main house and two luxury gites, however, if you wanted to extend the living space of the main house, the first gite could easily be utilised as it already has a connecting door.

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

Main House

On the ground floor:

Entrance into the large quintessential french farmhouse kitchen/diner with a central island, beamed ceilings and a stable door to the rear garden. The kitchen boasts a full size 4 oven AGA which runs on gas and a Falcon electric double oven with a 6 ring halogen hob, a white ceramic sink and solid oak work surfaces. Windows to both elevations and original built in wall cupboards and feature fireplace. The Tomette tiled floor has underfloor heating.

Winding stone staircase to first floor.

Study/office with feature storage, tomette tiled with underfloor heating.

Large lounge, again with a huge feature fireplace with large Godin log burning stove. Windows and doors to both elevations, Tomette tiled floor.

Dining room or second lounge with French door to rear garden. Fireplace with a log burning stove. Tomette tiled with under floor heating. Door and separate staircase to master suite.

On the first floor (main house) from the kitchen..

Large bedroom with solid oak parquet floor, built in wardrobe, 3 large windows with views to both front and back gardens. This bedroom has an ensuite with bath, overhead shower, sink and wc.

Staircase to 2nd floor of main house

Very large bedroom (could be split to form two separate rooms)

From the second staircase (in the dining room)

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES