

Bay of the Mont Saint Michel – Rural estate with 15th Century manor house, 2 cottages and range of outbuildings to restore set in 22 hectares (55...



INFORMATION

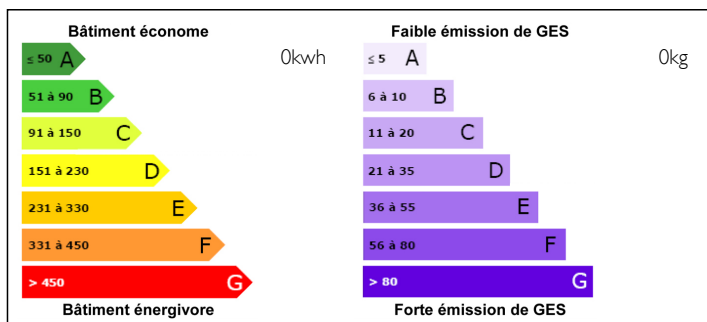
Town:	LE MESNIL THEBAULT
Department:	Manche
Bed:	0
Bath:	0
Floor:	226 m2
Plot Size:	227020 m2



IN BRIEF

If it's a project you're looking for, this one could be fabulous! Situated in rolling countryside between Avranches and Saint Hilaire du Harcouët, just 18km from the coast, this lovely property is a great renovation project and lends itself to equestrian use or development to tourism use. The manor house has a bit of a 'chateausque' theme with its round tower and imposing raised entrance. It's not huge but could be lovely and is in good external condition with the interior ready to renovate and restore to its former glory. The remainder of the property comprises of two cottages, large stone barn with cow shed, former dairy barn, colombage barn and two small stone barns, each with upper floor. The buildings are mostly in good external condition with relatively new roofing – a great head start to any renovation project – and are spaced apart over...

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

Rural estate comprising stone manor house approximately 150 m², two cottages, range of outbuildings, mostly in good external condition with new roofing, all in need of renovation, comprising :

Manor House, with water and electricity connected comprising, on ground floor :

- Raised entrance to hallway 14.4m² with access to the tower staircase
- Dining hall 40.6m² with imposing granite fireplace
- Salon 18.8m² with fireplace and wall panelling
- Bathroom 4.3m²
- Back kitchen 9.2m²
- Store room 6m²

First floor :

- Bedroom 26.6m² with fireplace
- Two smaller rooms 8.3m² and 8.6m²
- Attic 48.6m² accessed by staircase from the tower

Cottage 36.6m² - water and electricity come to the building but are not installed

Second cottage comprising :

- Living space 25.3m² with fireplace
- 2 room leading off main living space 9.3m² and 6.4m²
- Passageway with stairs leading to upper floor
- Adjoining shed 40m² with internal access

Colombage barn approximately 75m²

Former dairy and barn approximately 200m²

2 Small stone barns

Large stone barn with adjoining cow shed

16 Hectares of grassland surrounding the buildings with a further 6.3 hectares in 2 plots

Nearest amenities : Isigny-le-Buat 2.5km ; Ducey 7.3km ; St Hilaire du Harcouët 10km

Beach : Genêts 28km

Le Mont Saint Michel : 29km

Rail link and autoroute access : Avranches 16km

LOCAL TAXES

Taxe foncière: **900 EUR**

NOTES