

Impressive country property with a detached gite, beautiful setting with 4.5 hectares of land and scope for further development. Just a few minutes from quaint town...



## INFORMATION

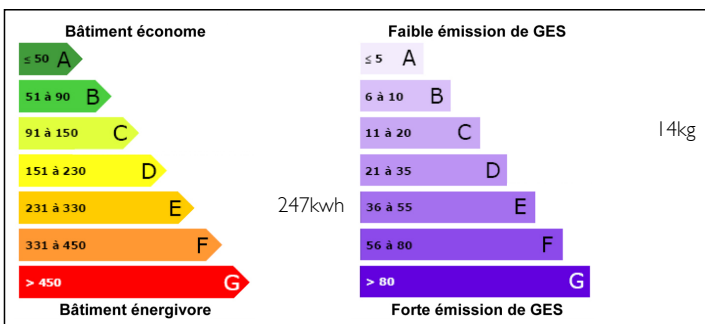
Town:	ST MICHEL DE MONTJOIE
Department:	Manche
Bed:	5
Bath:	3
Floor:	250 m2
Plot Size:	44000 m2



## IN BRIEF

Located in a picturesque position is this charming property which is understood to be an annex of the Chateau of St Pois. The property offers a wonderful main residence with quirky features, a detached gite & the option of a chambre d'hôte. Together with 4.5 hectares of grazing land, ideal for those with horses. 90 minutes to the ports & airports of Caen, St Malo & Dinard.

## 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

The very pleasing property is located at the end of its own private gate driveway. Restored over the years with a wonderful combination of original & quirky features.

Entering the property into the kitchen & breakfast room with exposed beams & original stone granite fireplace with wood-burning stove, a traditional country style kitchen fully equip' with dining space. Leading through the to dining room with wood-burning stove, cathedral ceiling and access to the gardens, a spacious room, perfect for entertaining guests.

Ground floor bedroom, a very spacious room with garden views, exposed beams and en-suite bathroom with bath/shower combo washbasin & WC.

Utility room with plenty of storage and plumbing for laundry.

Conservatory with direct access to the outdoor eating area.

On the first floor this is the large stately living room & study. This is a wonderful room with lovely views of the countryside and gardens, laid across the whole first floor, it's a perfect room to relax or entertain.

Attached to the main property are two further bedrooms with individual shower rooms, great for chambre d' hotel!

The detached gite, currently restored on the ground floor with large open plan living & kitchen, good sized bedroom with en-suite bathroom, with bath/shower washbasin & WC. Private patio & dining area with views of the countryside.

The upper floor of the gite has not yet been restored, but would either make an addition to the

## NOTES