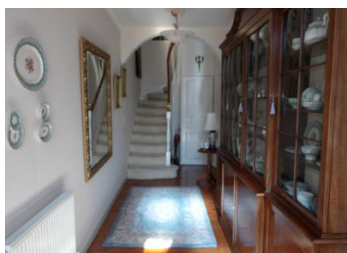


A grand family property that really makes a statement, with its stunning views, private grounds and elegant, spacious interior. Just move straight in and enjoy, your own...



INFORMATION

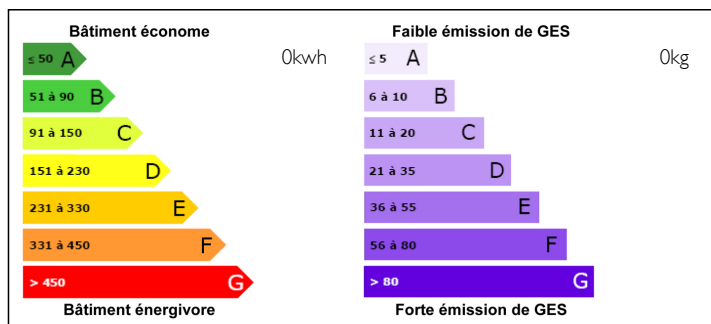
Town:	TESSY BOCAGE
Department:	Manche
Bed:	6
Bath:	4
Floor:	264 m2
Plot Size:	10933 m2



IN BRIEF

Fully restored, 6 bedroom 'Maison de Maitre' currently a fabulous family home. Has potential for business opportunity thanks to the extensive accommodation. Plus outbuildings. Great views - email for more pictures.

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

A private drive leads through the beautiful gardens, from the very quiet country lane to this impressive property, as well as continuing round to the outbuildings, and access to a side gate as well. The house is laid out as follows

On the ground floor :- Entrance lobby, leads to large sitting room with fireplace, plus dining area to the rear, good size windows allow plenty of light to flood in. Kitchen with fitted units plus feature fireplace, ample space for dining area. Access to the gardens from here. To the rear of here a 2nd kitchen/utility room, plus small conservatory. To the left hand elevation a much larger conservatory, allowing you space to really benefit from the sunshine all day, and offering further entertaining space.

1st floor - Spacious landing with three bedrooms. 2 of which are en-suite and are huge, front to back of the property.

2nd floor - equally spacious, 3 bedrooms, 1 with en-suite plus family bathroom.

Outside are two separate stone buildings, both of which would convert to further accommodation if required. (Subject to planning), currently used as large garage/workshop, woodstore & general storage. All roofs are in good condition.

The extensive gardens comprise mainly grass areas, and a few trees, allowing as well for ample parking.

Well-situated this house has Carpiquet airport 45 minutes away, plus easy access to train stations in Villedieu-les-Poeles and Vire (direct to Paris in 2 hours), and the main ferry port of Caen with regular service...

NOTES