

Character gite property comprising 3 units, 6 bedrooms in all. Village setting, close to St Sauveur le Vicomte. Almost an acre of land with a stream running...



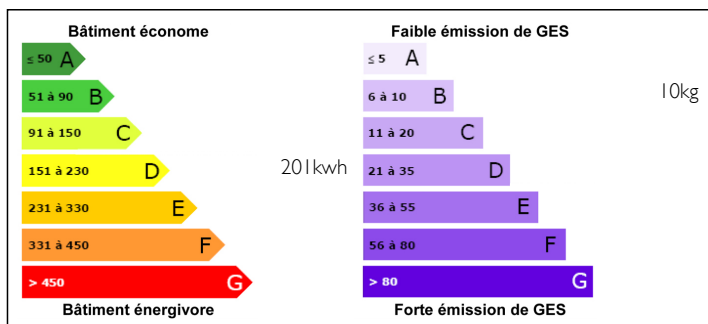
## INFORMATION

Town:	ST SAUVEUR LE VICOMTE
Department:	Manche
Bed:	6
Bath:	4
Floor:	250 m2
Plot Size:	3291 m2

## IN BRIEF

This detached character property consists of a 3 bedroom main house, plus a 2 bedroom gîte and a 1 bedroom gîte in immaculate order. It has been renovated to a high standard. Situated 13 km from Valognes, with the train station to Paris. Easy access to the ports at Cherbourg (33km) and Caen. Close to the glorious west coast beaches and the D-Day beaches and their history to the east.

## 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 main property comprises, on ground floor :  
Living room with woodburner  
Fully fitted kitchen with dining room  
Laundry room / wc

First floor :  
3 Bedrooms  
Bathroom + wc

Gite 1 comprises, ground floor :  
Living room / kitchen with wood burner  
Shower room + wc

First floor:  
2 Bedrooms  
Shower room + wc

Gite 2 comprises, ground floor :  
Living room / kitchen with wood burner  
Shower room + wc

First floor:  
1 Bedroom

Cabin provides extra accommodation / office.

Large patio runs the full length of the property.  
Landscaped well maintained gardens bordered by a stream.

Above ground solar heated pool. Ample parking area, 3291m<sup>2</sup> land.

Double glazed throughout, electric heating.

## LOCAL TAXES

Taxe foncière: **830 EUR**

## NOTES