

OFFER ACCEPTED. Beautifully positioned large stone longere with breathtaking views, close to Sourdeval.



INFORMATION

Town:	BEAUFICEL
Department:	Manche
Bed:	3
Bath:	2
Floor:	125 m2
Plot Size:	17015 m2



IN BRIEF

The house stands in grounds of 2 acres, overlooking a valley with 6 acres of adjoining woodland and stream. It has been renovated to provide rustic contemporary living. 5 minutes from Sourdeval with all amenities and 15 minutes from the larger town of Vire. Within 75 minutes of air and ferry ports.

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

Not to be missed, this house has been restored to an exceptional standard. The owners have maintained the traditional features carefully throughout the living space.

You go in to the large open plan living area, a very light and open space with a cathedral ceiling, traditional stone fireplace with wood-burner and exposed beams. A fully fitted kitchen and dining area makes this a great communal space for entertaining. The windows along the front of the house provide uninterrupted views of the valley and an abundance of light.

The kitchen and dining area lead to the open hallway, off which is a spacious utility room. Further along is the impressive wet room, with shower, sink and WC.

The hall also serves an additional lounge with a restored feature fireplace and wood-burner and a continuation of the exposed beams & cathedral ceiling. A perfect spot to relax and take in the views!

On the first floor the house features a fabulous open plan mezzanine bedroom with a roll top bath, an enclosed en-suite and a sink and WC. A further double bedroom which also has its own staircase!

The garden to the front is mostly laid to lawns, with open views of the valley and countryside. To the rear is an enclosed garden with summer house. There is an outside dining terrace to the side of the house, a restored stone building currently used as a wood store, a former bread-oven currently used for storage and two...

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