

Superb character gîte property, 10 bedrooms, 8 bathrooms, heated pool, 6 acres of land, beach 10 minutes.



INFORMATION

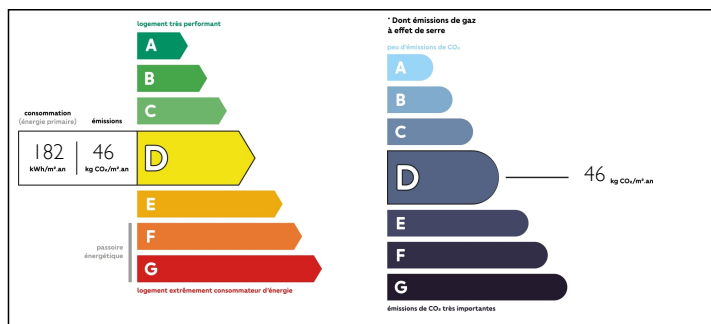
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| Town: | Contrières |
| Department: | Manche |
| Bed: | 10 |
| Bath: | 8 |
| Floor: | 500 m2 |
| Plot Size: | 24950 m2 |



IN BRIEF

Situated just 10 kms from the beautiful old town of Coutances with all amenities, 20 kms from Granville with ferry access to the Channel Islands, 13 kms from the popular resort of Agon-Coutainville. Ideal family home with four gîtes, plus room to create extra accommodation. It is situated in a quiet area with a large field adjoining. The property is in excellent condition as it has been completely updated in the last couple of years. Not overlooked.

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.



LOCAL TAXES

Taxe foncière: 1329 EUR

NOTES

DESCRIPTION

Double-glazed throughout. Two new septic tanks.
Gas central heating.

Ground floor :

Large open lounge with a bar, wood burner

Fully fitted kitchen / dining room

Shower room + wc

First floor :

Bedroom with adjoining bathroom wc

Bedroom with shower room wc

Bedroom

Adjoining apartment :

Ground floor :

Entrance hall

Fully fitted kitchen

Living room with fireplace

Shower room wc

First floor :

2 Bedrooms

Shower room wc

Second floor :

Bedroom

Gite 1 : Living room with kitchen, bedroom, shower room wc. Attic above

Gite 2 : Living room with kitchen, bedroom, shower room wc. Attic above

Gite 3 : Living room with kitchen, two bedrooms, shower room wc.

Outbuilding, heated pool, sauna, shower, laundry room.

This property in excellent order is in a great position with easy access to city and coast.