LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28900JTH50 Price: 219 900 EUR

agency fees to be paid by the seller

UNDER OFFER. Classic longère. 4-5 bedrooms 4.5 baths. Quiet location, amenities 3 min. Ideal B&B



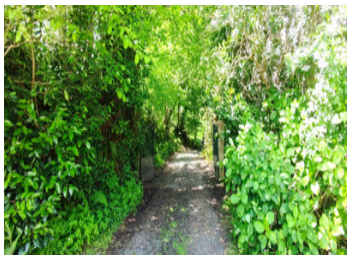












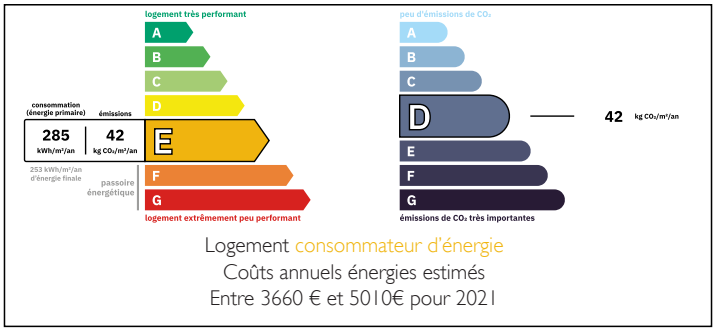
INFORMATION

Town:	Saint-Clair-sur-l'Elle
Department:	Manche
Bed:	4
Bath:	4
Floor:	155 m2
Plot Size:	5016 m2

IN BRIEF

Classic longère with visible beams throughout and flagstone floors. Separate gîte. 4-5 bedrooms, 4.5 bathrooms. Garage and barn. Ideal for a B&B. Over an acre of land with small field/orchard. Quiet location close to amenities. 30 mins from the D-Day beaches. 4 bedrooms with ensuites. Three large reception rooms each with wood burner. Gas central heating. Arranged around a courtyard with ornamental pond and well.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3660 € et 5010€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1352 EUR**

NOTES

DESCRIPTION

Enter the property by the shaded private entrance way and into the courtyard area. Several entrances to the main house from the courtyard allow access to the the three large rooms on the ground floor with flagstone floors. The kitchen is the heart of the house with a lovely wood burning stove set into the original fireplace and large farmhouse kitchen table. A convenient ground floor W.C. is located just off the main entrance hall. Two large receptions rooms, one with a bar and the other that could be a formal dining room, both with their own wood burners. Upstairs there are three large bedrooms, two with ensuites. In the loft there is another bedroom with ensuite. Outside we have a sun trap courtyard with an ornamental pond and a well. Across the courtyard is the Gite building, with a wood store and workshop underneath. Past the gite the double garage keeps the cars out of the way and leads onto the main part of the land with a vegetable area and a small field. Services are just 3 minutes away in Saint Clair sur l'Elle with a small supermarket, baker, chemist e.t.c. St Lô, the county town is just 8 mins by car, this has all services and a train station. The D-Day beaches are just 30 mins drive, as is Historic Bayeux. A quiet location to enjoy your holidays or a perfect property to begin a new life with a business.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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