LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A37340WD50 Price: 295 000 EUR

agency fees to be paid by the seller

OFFER ACCEPTED* renovated manor house in a quiet countryside location 33km from Cherbourg Ferry port

EXCLUSIVE















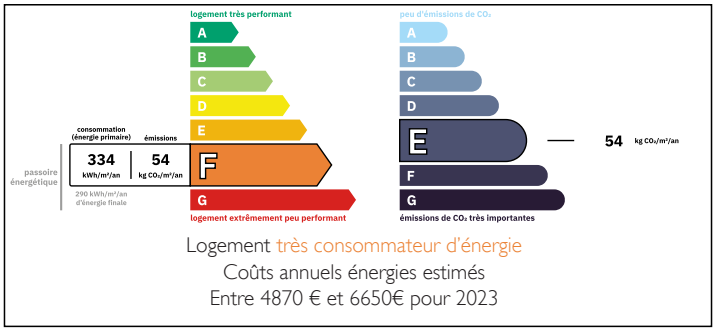
INFORMATION

Town:	Biniville
Department:	Manche
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	1725 m2

IN BRIEF

William Darwen & Leggett are proud to present this rare opportunity to purchase a sympathetically restored Manor house with outbuildings in a secluded countryside location. the house is on a plot of 1725m2 of carefully landscaped garden, and has outbuildings with potential for development, the house has been lovingly restored by the current owner with new kitchen, bathrooms, double glazing and redecoration. The location is ideal for nature lovers seeking privacy and peace, the house is situated on the outskirts of a small village 7km from the town of Saint-Sauveur-le-Vicomte with its mediaeval castle and 11km from Valognes, "le Versailles Normand" with a good selection of shops, restaurants a weekly market and 6-8 trains a day to Paris. Further afield, both coasts are easily accessible (Quinneville 19km, Portbail 22km, Carteret 27km) and Cherbourg is 33km.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4870 € et 6650€ pour 2023

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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DESCRIPTION

Detached Stone house with slate roof
Ground floor:- Kitchen dining room, living room, WC, pantry.
1st floor:- Bedroom 1 with en-suite bathroom + WC, Bedroom 2, Bedroom 3, Shower room with WC
Loft with conversion potential
Outbuildings
Boiler room
Mature garden
Parking area
Oil fuelled central heating
Mixed double and single glazing
Septic tank

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

NOTES

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