LEGGETT IMMOBILIER INTERNATIONAL

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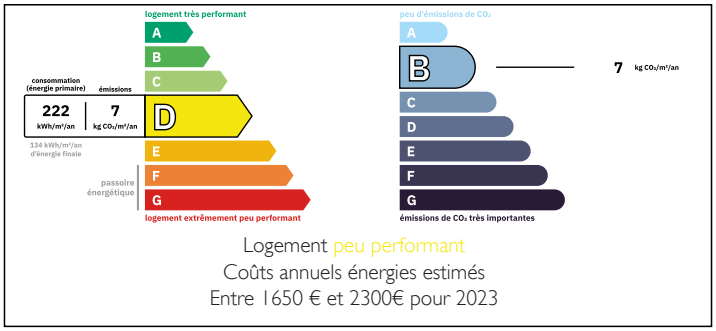
Ref: A41014EMM50 Price: 258 084 EUR

agency fees included: 7 % TTC to be paid by the buyer (241 200 EUR without fees)

Normandy Lifestyle Estate with Chapel, Gîte, Land and Smallholding Potential

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1650 € et 2300€ pour 2023

INFORMATION

Town:	Buais
Department:	Manche
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	9682 m2

IN BRIEF

Hidden away at the end of a peaceful country lane, this unique Normandy property offers far more than a home—it offers the opportunity to embrace a slower, more sustainable way of life. Set within almost one hectare of gardens and pasture, with a chapel, gîte, traditional outbuildings and space for animals or a smallholding, it is perfectly suited to buyers seeking privacy, flexibility and income potential.

The farmhouse is currently arranged as two independent living areas, each with its own kitchen, living space, bedroom and bathroom, making it ideal for multi-generational living, guest accommodation or a home with holiday rental potential. Originally designed as a three-bedroom family home, the layout can easily be returned to a more traditional configuration if desired.

Peaceful yet practical, the property enjoys complete

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.

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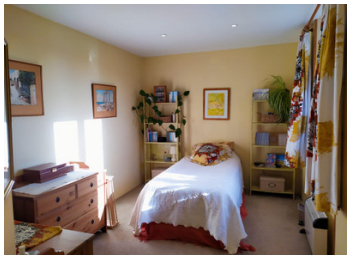

LOCAL TAXES

Taxe foncière:	**697 EUR**

NOTES

DESCRIPTION

Normandy Lifestyle Estate with Chapel, Gîte, Land and Smallholding Potential

Create your own sustainable lifestyle in the heart of the Normandy countryside

Hidden away at the very end of a quiet country lane, where the only regular visitors are wildlife and the changing seasons, this unique Normandy property offers far more than simply a home—it offers the opportunity to embrace an entirely different way of life.

Surrounded by open countryside, with almost one hectare of land, mature trees and complete tranquillity, this versatile rural estate has been carefully developed over time to support a slower, more sustainable lifestyle. Whether your dream is to establish a smallholding, practise permaculture, keep horses or livestock, welcome holiday guests, or simply enjoy the peace and privacy of the French countryside, this property provides the space, infrastructure and flexibility to make that vision a reality.

Despite its wonderfully secluded position, the property remains conveniently located just six minutes from everyday amenities, combining rural living with practical accessibility.

A Home Designed Around Flexibility

The principal farmhouse is currently configured as two independent living areas, reflecting the present owners' lifestyle requirements.

Each level benefits from its own living accommodation, kitchen, bedroom and bathroom, making the property immediately suitable for multi-generational living, accommodating visiting family and friends, or creating private guest accommodation.