LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41307WD50 Price: 1 378 000 EUR

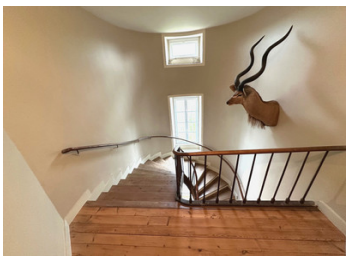
agency fees included: 6 % TTC to be paid by the buyer (1 300 000 EUR without fees)

Magnificent restored Norman manoir 5km from glorious sandy beaches















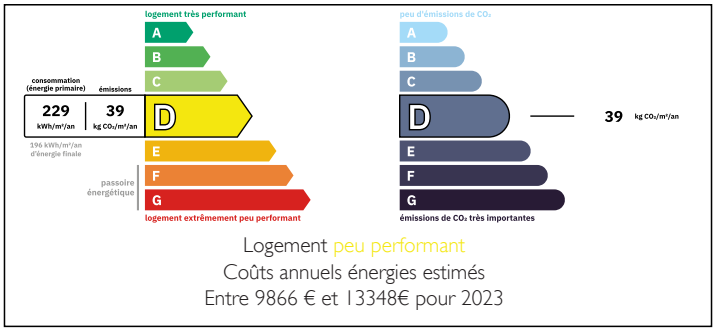
INFORMATION

Town:	Port-Bail-sur-Mer
Department:	Manche
Bed:	14
Bath:	8
Floor:	621 m2
Plot Size:	21318 m2

IN BRIEF

William Darwen, Stephanie & Leggett are proud to present an incredibly rare opportunity to own a magnificent 18th Century "maison de maître « in a peaceful countryside location just 5km from the glorious sandy beaches of the West coast of Manche. The property and outbuildings have been lovingly and sympathetically restored over the last 20 years by a husband and wife developer/architect team, updating the property for 21st century living whilst retaining the charm of the original building. Features such as stone floors quarried from « pierre de Valognes », wooden parquet floors, original fireplaces and a beautiful wooden staircase sit comfortably with high performance double glazing, a modern fitted kitchen, revamped bathroom suites and a home cinéma. The main house boasts over 400 m2 of living space over 3 floors with currently 8 bedrooms and 5 bathrooms with the...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 9866 € et 13348€ 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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NOTES

DESCRIPTION

Main House (478m2)
Basement : Boiler room and wine cellar. Ground floor : Entrance (16m2) shower room (4m2) WC,(1.7m2) Kitchen with range cooker and woodburner (31m2) Butlers kitchen (5.6m2) snug with wood burner (14m2) dining room (22m2) library 32m2). Living room with wood burner (35m2) wooden staircase leading to .First Floor: Master Bedroom with bath/shower room/WC (43m2) Bedroom 2 (14m2) Bedroom 3 (6m2) Bedroom 4 with en-suite & WC (31m2) Bedroom 5 (32m2), separate Bathroom (10m2)shower room, WC, wooden staircase leading to Second floor:- Laundry room/Bedroom 6 (10m2), Bedroom 7 (10m2), Bedroom 8 (18m2), Bedroom 9 (14m2) Home cinéma/bedroom 10 (32m2) Bedroom 11 (12m2) + Bedroom 12 (15m2) (to be renovated) shower room & WC 7m2
Double glazing throughout, phonic,insulation between floors, De Dietrich oil fried boiler, central heating. Major rénovations to façade and roof. Individual drainage system (Fosse Tous eaux).
Caretaker's house (143m2)
Ground floor:- Entrance + WC (20m2), Kitchen 20m2, Boiler room (5m2), Storage (3m2), living room 25m2) First Floor:- Bedroom 1 (23m2), Office (11m2), Bathroom (7m2) WC (1.5m2) Bedroom 2 (18m2)
Outbuildings, including : 2 bred ovens, carriage house, artist studio with woodburner, cider store, aluminium greenhouse, carriage house with stone floor. Wood store with potential for development into further guest accommodation. All set in over 4 hectares of land including walled vegetable garden, pasture, enclosed courtyard and parkland.

Ideal for a holiday home or a family home.

Information about risks to which this property is exposed is available on the...

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