LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41346BS50 Price: 339 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (320 000 EUR without fees)

Charming Normandy property with two houses, renovated gîte, stone barn and over 2 hectares of land.















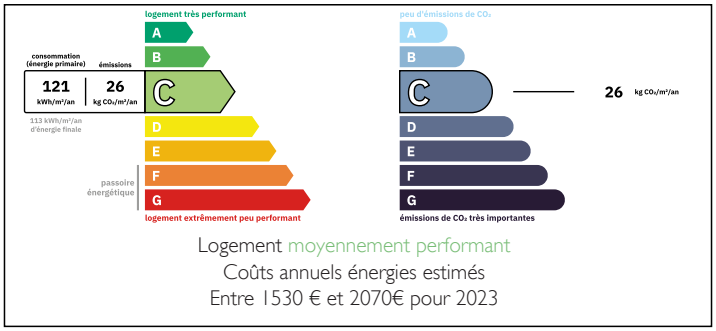
INFORMATION

Town:	Gavray
Department:	Manche
Bed:	6
Bath:	4
Floor:	215 m2
Plot Size:	22487 m2

IN BRIEF

Located in LENGRONNE, surrounded by Normandy countryside and under 20 minutes from sandy beaches, this rare property offers two independent houses, a large stone barn and more than 2 hectares of pastureland. Perfect for a family home with guest accommodation, a holiday rental business or a lifestyle project, it blends comfort, charming period features and generous living spaces. The main house includes three bedrooms (one en-suite), a living/dining room with fireplace and practical utility spaces. The second house, fully renovated and currently run as a gîte, features three additional bedrooms and an impressive double-height entrance hall. Gardens, outbuildings and open land complete this attractive country estate.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1530 € et 2070€ 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.

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NOTES

DESCRIPTION

Main house:
The entrance opens to a tiled hallway, leading to the kitchen, followed by a cosy living/dining room with fireplace, a utility room/boiler room with a modern & efficient oil heating system, and a separate WC.
Upstairs, a landing leads to two comfortable bedrooms, a family bathroom and separate WC, and a generous master bedroom with en-suite shower room & WC.
Above, a large attic provides excellent storage potential.
Outside, you'll find a pleasant garden area and a small outbuilding.

Second house — renovated gîte:
A superb cathedral-style entrance hall sets the atmosphere of space and elegance. It leads to a fully equipped kitchen/dining room, a warm and inviting lounge featuring a wood-burning stove, then a laundry room with WC.
Upstairs, a corridor connects the rooms. There's the master bedroom with private shower room, two further bright bedrooms and an additional shower room.

Outbuildings and land:
A substantial stone barn provides excellent storage and scope for future projects.
The land extends to 2 ha 24 ca 87 a of pasture, ideal for horses, leisure activities or small-scale farming.
The setting is peaceful, rural and private, yet only a short drive from amenities and the renowned Normandy coastline.

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