

## UNDER OFFER Normandy farmhouse near Mortain & Barenton with land, outbuildings & gîte potential



## INFORMATION

Town:	Ger
Department:	Manche
Bed:	4
Bath:	1
Floor:	107 m <sup>2</sup>
Plot Size:	7880 m <sup>2</sup>



## IN BRIEF

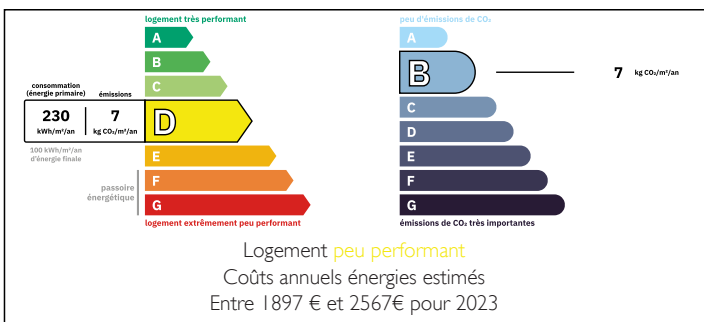
Amber Ashby and Leggett Immobilier International are delighted to present this charming 107 m<sup>2</sup> farmhouse in Ger, set in the heart of the Normandy countryside.

Ready to move into with scope for decoration, the property benefits from an air-source heat pump installed approx. 3 years ago. Set on 7,887 m<sup>2</sup> with extensive outbuildings of around 300 m<sup>2</sup> and a separate old house for full renovation, it offers excellent gîte or guest accommodation potential (subject to relevant planning applications).

There is also the option to acquire an additional 1.26 hectares of land.

Ideally located near Mont-Saint-Michel and the D-Day beaches, and close to vibrant market towns, this is a superb lifestyle and investment opportunity in Normandy.

## ENERGY - DPE



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.



## DESCRIPTION

Set in the peaceful countryside of Ger, this charming Normandy farmhouse offers a wonderful opportunity to create your ideal rural lifestyle while enjoying immediate comfort and long-term potential. Surrounded by rolling fields and the picturesque Bocage landscape, this is a ready-to-move-into home with scope to personalise and add charm.

The house provides approximately 107 m<sup>2</sup> of habitable space. On the ground floor, there is an entrance hall, kitchen, living room, one bedroom, shower room, and WC, ideal for flexible living.

Upstairs, a landing leads to three further bedrooms, with an attic above offering additional storage or conversion possibilities.

A key feature is the air-source heat pump installed around 3 years ago, providing efficient and modern heating. The property is supplied by well water, and the fosse system is currently non-conforming, which would need upgrading in line with current regulations.

A Property Full of Potential

Set on approximately 7,887 m<sup>2</sup>, the property offers space, versatility, and exciting development possibilities:

Extensive outbuildings totaling approx. 300 m<sup>2</sup>

Attached garage and adjoining cellar

Multiple additional structures

A separate former house requiring full renovation, ideal for a gîte, guest accommodation or independent dwelling (subject to planning permission)

There is also the possibility to acquire an additional 1.20 hectares of land, perfect for a smallholding, equestrian use, or simply enhancing privacy and outdoor space.

## LOCAL TAXES

Taxe foncière:

**644 EUR**

## NOTES