

A 4-bedroom detached house in a romantic location, with a large garden and a garage - 130 m2.



INFORMATION

Town:	Rauville-la-Place
Department:	Manche
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	6721 m2



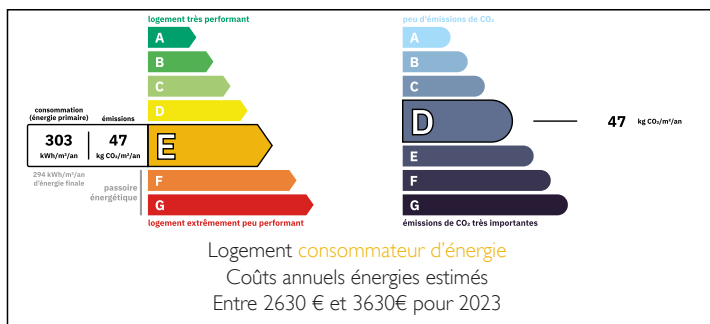
IN BRIEF

Stéphanie Nash and William Darwen – Leggett Immobilier International are delighted to present this charming 4-bedroom stone country house for sale in Normandy, a true rural retreat in the heart of the beautiful Cotentin countryside.

Nestled in an exceptionally peaceful and private setting, with no close neighbours, this beautiful property is perfect for buyers seeking tranquillity, nature and authentic French charm. Surrounded by countryside and picturesque landscapes, this 4 bedroom home offers a true picture-postcard Normandy lifestyle where time slows down.

Located just 4 km from Saint-Sauveur-le-Vicomte and its amenities, the property enjoys the perfect balance of rural seclusion while remaining easily accessible. It is ideally positioned in the heart of the Cotentin Peninsula: only 12 minutes from Valognes and its train station to Paris, 35 minutes from the

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.



LOCAL TAXES

Taxe foncière: 400 EUR

NOTES

DESCRIPTION

Beautifully renovated while retaining its original character, this charming Normandy stone farmhouse features many authentic period details including original fireplaces, exposed beams and traditional wooden flooring. The result is a warm and welcoming family home full of charm and character.

The ground floor offers a spacious and inviting living area with both dining and lounge spaces, centred around a beautiful wood-burning stove set within a magnificent original Valognes stone fireplace — perfect for cosy evenings during the winter months.

Also on this level is a bedroom featuring a lovely marble fireplace, which could equally serve as a home office, guest room or ground-floor bedroom. A kitchen and utility room with WC complete the ground floor.

The first floor offers two comfortable bedrooms and a shower room with WC.

On the second floor, you'll find a stunning character bedroom with exposed beams and original wooden flooring, along with a bathroom with WC.

Outside, the lifestyle appeal continues with a large south-facing garden ideal for al fresco dining, family gatherings and relaxing while enjoying uninterrupted countryside views.

The property also benefits from a garage, workshop and an adjoining field with a barn that could be renovated for agricultural use, storage, or additional project potential (subject to relevant permissions).

Whether you are searching for a holiday home in Normandy, a peaceful primary residence, or a characterful family home in France, this rare rural property offers privacy, charm and the idyllic French countryside lifestyle many dream of.

Information about risks to which this property is