

Large detached property with beautiful gardens & 7 bedrooms 7km from the west coast of Manche



## INFORMATION

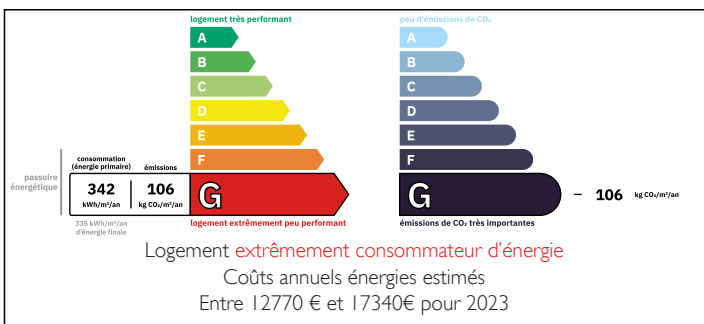
Town:	Saint-Pierre-d'Arthégglise
Department:	Manche
Bed:	7
Bath:	4
Floor:	294 m2
Plot Size:	2324 m2



## IN BRIEF

William Darwen & Leggett are proud to present this exceptional country property in the peaceful village of Saint-Pierre-d'Arthégglise, one of the hidden gems of the Cotentin Peninsula. Just 7 km from the magnificent sandy beaches of the west coast, the property enjoys easy access to the renowned seaside resort of Barneville-Carteret, with its marina, restaurants, cafés and ferry links to the Channel Islands. The area offers an enviable lifestyle, combining unspoilt countryside with coastal living. Weekly markets in Barneville-Carteret, Bricquebec and Les Pieux showcase Normandy's finest produce, including fresh seafood, oysters, artisan cheeses, cider and Calvados. Throughout the year, residents enjoy local fairs, village fêtes, food festivals and traditional Norman events. 200km of beaches, coastal walks, cycling routes and water sports on the doorstep, together with the historic town of Cherbourg just 40 minutes away, offer a rare...

## 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

Stone House and Extension (330 m<sup>2</sup>) comprising:

### Ground Floor

- \* Entrance hall with stone staircase (12 m<sup>2</sup>)
- \* Living room with open fireplace (34 m<sup>2</sup>)
- \* Hallway with WC and storage cupboard
- \* Utility/storage room
- \* Cellar
- \* Lean-to/outbuilding
- \* Fitted kitchen open to the lounge, with open fireplace (48 m<sup>2</sup>)
- \* Hallway with built-in cupboards
- \* 2 bedrooms (10 m<sup>2</sup> and 11 m<sup>2</sup>)
- \* Shower room with WC (5 m<sup>2</sup>)
- \* Veranda/conservatory (20 m<sup>2</sup>)
- \* Passage leading to a second staircase
- \* Garage
- \* Laundry room
- \* Boiler room

### First Floor

- \* Office/study on the landing (11 m<sup>2</sup>)
- \* Hallway leading to 2 bedrooms (10 m<sup>2</sup> and 10 m<sup>2</sup>)
- \* Bathroom (5 m<sup>2</sup>)
- \* Linen room
- \* Master suite (38 m<sup>2</sup>) with bathroom and dressing room (26 m<sup>2</sup>)
- \* Separate WC

### Half Landing (Mezzanine Level)

- \* 2 bedrooms (10 m<sup>2</sup> and 15 m<sup>2</sup>)
- \* Bathroom with WC (5 m<sup>2</sup>)

### Second Floor

- \* Living room/office with open fireplace (40 m<sup>2</sup>)

### Stone Outbuilding

- \* Garage

## NOTES