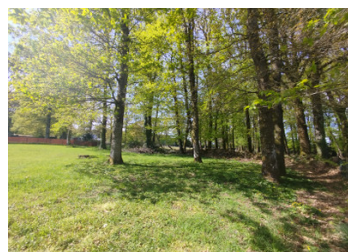


Plot of land measuring 2610m2 with CU with breathtaking views in sought after village

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Romagny Fontenay
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2610 m2

IN BRIEF

Rare opportunity to acquire a building plot of approximately 2,610m² with a valid Certificat d'Urbanisme (CU), ideally situated in the highly desirable village of Le Neufbourg, near Mortain-Bocage in the Manche department of Normandy.

Enjoying breathtaking, far-reaching views across the rolling Norman countryside, this attractive parcel offers the perfect setting to create your dream home in France.

The plot benefits from a peaceful semi-rural setting while remaining within minutes of local amenities, schools, shops and restaurants. Ideally positioned close to the market towns of Mortain-Bocage, Barenton and Saint-Hilaire-du-Harcouët, and within easy reach of Mont-Saint-Michel, the Normandy beaches and excellent transport connections.

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

Situated in the charming and highly sought-after village of Le Neufbourg, this attractive building plot of approximately 2,610m² presents an increasingly rare opportunity to create your dream home in the heart of the Normandy countryside. (subject to relevant planning applications)

Benefitting from a valid Certificat d'Urbanisme (CU), the plot enjoys an elevated position with breathtaking views across the surrounding bocage landscape, offering a wonderful sense of peace, privacy and space.

Whether you are looking to build a permanent family residence, a holiday home or a retirement retreat in France, this exceptional parcel of land provides the perfect blank canvas.

Location

Le Neufbourg is a picturesque village situated immediately next to the vibrant town of Mortain-Bocage, renowned for its stunning countryside, walking trails and friendly community atmosphere.

Within just a few minutes, you will find all the amenities required for everyday living, including:

- Supermarkets
- Bakers and butchers
- Pharmacies
- Doctors and healthcare services
- Banks
- Cafés and restaurants
- Weekly markets
- Sports facilities
- Primary and secondary schools
- Nearby Towns
- Mortain-Bocage – 2 minutes
- Barenton – 10 minutes
- Saint-Hilaire-du-Harcouët – 20 minutes
- Domfront-en-Poirais – 25 minutes

NOTES