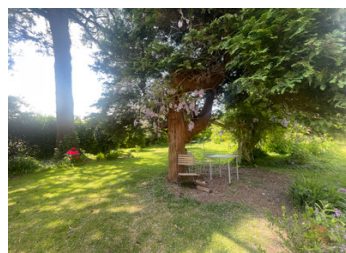


8 bedroom bourgeois house in the centre of the cathedral town of Coutance, Manche, Normandy with gite.



INFORMATION

Town:	Coutances
Department:	Manche
Bed:	10
Bath:	7
Floor:	357 m2
Plot Size:	2952 m2



IN BRIEF

Tucked away at the end of a private driveway, completely hidden from view, this elegant manor house enjoys an exceptional location in the very heart of Coutances, Manche, Normandy.

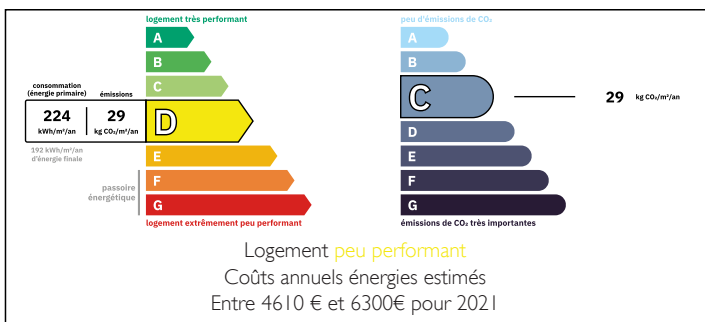
The property is set within beautifully landscaped grounds of approximately 3,000 m², offering a rare sense of privacy and greenery in a central urban setting. Its walled gardens add charm, character, and serenity to this truly unique estate.

This distinguished residence will appeal to discerning buyers seeking a blend of peace, space, and immediate access to the amenities of the town centre.

The main house, built of stone and brick in an elegant U-shaped layout, offers approximately 357 m² of living space. It comprises 8 bedrooms and 6 bathrooms, featuring generous proportions ideally suited to a large family home or a boutique hospitality project such as a bed and breakfast.

Originally built in...

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.



NOTES

DESCRIPTION

Bathed in natural light, the property impresses with its high ceilings, spacious and airy rooms, and open views, particularly from the upper floors which offer a stunning outlook over the cathedral of Coutances.

The property is currently arranged as follows:

On the ground floor, a spacious entrance hall adorned with beautiful original period cement tiles immediately sets the tone of the house. It leads to a study, guest toilets, and a generous reception lounge featuring an elegant marble fireplace with a concealed flue system.

Extending from this, a large dining room, also fitted with a fireplace and built-in cupboards, provides an impressive reception space.

On the same level, the house also offers a kitchen, a laundry room, and an artist's studio, adding further charm and versatility to this character property.

The first floor comprises four beautiful bedrooms and two bathrooms, forming the main sleeping area. Each room benefits from original hardwood parquet flooring, large windows, marble fireplaces, and abundant natural light, as well as remarkable views over the cathedral.

From a separate staircase, a private master suite offers an exclusive and intimate living space. It includes a bedroom, a private sitting room, a shower room, and separate toilets, ensuring both comfort and privacy.

The second floor features a spacious landing leading to three bedrooms, each with its own en-suite shower room and toilet. This level also benefits from a pleasant roof terrace, perfect for enjoying the outdoors in complete privacy.

To the side of the main house, with its own independent entrance, is...