LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45157WD50 Price: 393 617 EUR

agency fees to be paid by the seller

Beautiful 3-bedroom stone house, renovated, large garden , near Granville, Manche, Normandy, France.



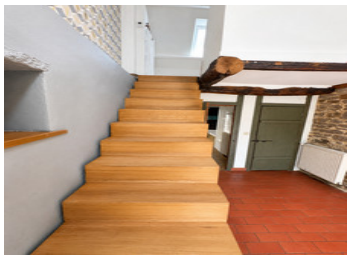












INFORMATION

Town:	Saint-Planchers
Department:	Manche
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	1864 m2

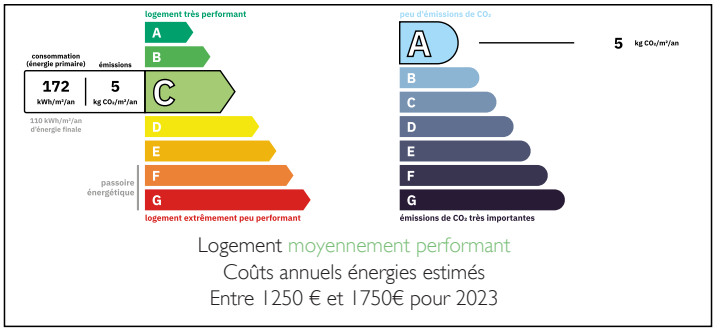
IN BRIEF

Located in the peaceful countryside of Saint-Planchers, just 10 minutes from Granville, 5 minutes from the beaches and 45 minutes from the iconic Mont-Saint-Michel, this beautifully renovated Norman stone house offers charm, character and tranquility in one of the most desirable areas of Normandy.

Fully redesigned by an architect, this unique property combines authentic period features with modern comfort and energy efficiency. The house offers approximately 150 sqm of living space set within 2,800 sqm of mature landscaped gardens.

Original features such as exposed wooden beams, traditional ceilings, stone walls and an open fireplace have been carefully preserved, creating a warm and authentic atmosphere throughout the home.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1250 € et 1750€ pour 2023

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.

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NOTES

DESCRIPTION

On the lower ground floor, the property features a large light-filled artist's studio, ideal for creative work, remote working or conversion into a guest space. This level also includes a bedroom, a bathroom and separate WC.

The garden level opens onto a spacious kitchen and dining area with a traditional masonry stove and large bay windows leading directly to the terrace and garden. A generous living room with open fireplace provides a cosy entertaining space. This floor also includes a bedroom with en-suite bathroom and WC, allowing comfortable single-level living.

Upstairs, two charming attic bedrooms connected in succession create the perfect family or children's area, full of character and charm.

Outside, the property benefits from:

- landscaped and wooded gardens,
- summer kitchen and terrace,
- garage and storage cellar,
- garden shed,
- private courtyard with parking for several vehicles.

The house is equipped with:

- high-temperature heat pump,
- energy rating C,
- aluminium double-glazed windows,
- mains drainage connection,
- roof and exterior in excellent condition.

No major structural work is required. Only cosmetic updating may be considered depending on personal taste.

This rare Normandy property is perfectly suited as:

- a primary residence,
- a holiday home near the sea,
- an artist retreat,
- or an investment property in the sought-after Granville area.

Ideally located with easy access to Paris via train from Granville station, the property offers the perfect balance between countryside living, coastal lifestyle and accessibility.