LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45332BS50 Price: 520 000 EUR

agency fees to be paid by the seller

Prestigious character property with gîte, garden, jacuzzi and letting potential

EXCLUSIVE















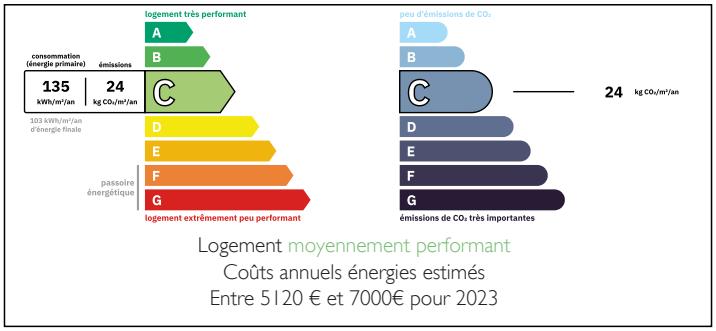
INFORMATION

Town:	Camprond
Department:	Manche
Bed:	8
Bath:	8
Floor:	349 m2
Plot Size:	5936 m2

IN BRIEF

Beautiful character property in Camprond, just 8km from Coutances and all amenities. The main house offers generous accommodation, five bedrooms with private bathrooms, and an independent top-floor living area with open-plan sitting room and kitchenette. The annexe/gîte provides three further bedrooms with private bath or shower rooms, giving excellent letting potential or flexible accommodation for family and guests. The property benefits from a DPE rating of C, modern oil-fired central heating with a recent boiler, double glazing, good insulation, ample parking, outbuildings, a garage, garden with jacuzzi and land. A prestigious property full of charm, currently letting well and ideal for a hospitality business or large family home.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5120 € et 7000€ 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

Situated in the commune of Camprond, around 8km from Coutances with its shops, schools, services, restaurants and other amenities, this character property offers a rare combination of a substantial main house, an independent annexe/gîte, outbuildings, a garage, garden with jacuzzi, land and generous parking.

The main house comprises, on the ground floor, a dining room, kitchen, utility/boiler room with WC, and a sitting room. The living areas retain the charm and character of a traditional property while offering the comfort required for use as a main residence or hospitality business.

On the first floor, the landing leads to three bedrooms, each with its own private bathroom or shower room. The first bedroom has a bathroom with bath and WC. The second bedroom has a shower room with WC. The third bedroom has a more spacious bathroom with bath, shower, WC, bidet and washbasin.

The second floor provides an attractive open-plan sitting area with kitchenette, creating a very useful independent space for family, friends or paying guests. There are also two further bedrooms on this level, each with private facilities: one with bath, shower and WC, and the other with shower and WC.

The independent annexe/gîte is a major asset. On the ground floor, it includes a living/dining room, kitchen, and a bedroom with disabled access, together with an adapted bathroom fitted with bath/shower and WC. Upstairs, two further bedrooms each have a shower and WC. This layout is ideal for holiday letting, chambres d'hôtes, or for accommodating extended...