LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45613EMM50 Price: 149 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 000 EUR without fees)

House and Gite Project















INFORMATION

Town:	Sacey
Department:	Manche
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	2085 m2

IN BRIEF

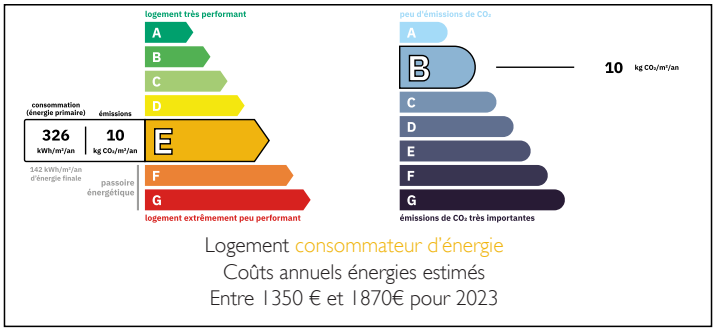
Situated just 30 minutes from Mont-Saint-Michel and only 6 minutes from the village of Sacey, these two properties offer a fantastic opportunity to create a beautiful family home while benefiting from immediate, comfortable accommodation.

Sacey benefits from its own primary school, while the larger towns of Saint-James are just 15 minutes away and Pleine-Fougères approximately 20 minutes away, offering a wider range of shops, services and amenities.

The newly refurbished two-bedroom property is almost complete, requiring just a few finishing touches. Bright, modern and airy throughout, it provides the perfect place to live while restoring the adjoining three-bedroom house.

Set within approximately 2,000m² of land, this is an ideal opportunity for anyone looking to combine a

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1350 € et 1870€ 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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LOCAL TAXES

Taxe foncière:	**588 EUR**

NOTES

DESCRIPTION

Situated just 20 minutes from the world-famous Mont-Saint-Michel and only 6 minutes from the village of Sacey, this property comprises two separate houses set within approximately 2,000m² of land, offering an excellent opportunity for family living, renovation or future rental income in the heart of the Normandy countryside.

The main house is a traditional three-bedroom property requiring renovation, providing buyers with the opportunity to restore and personalise the accommodation to suit their own requirements. The current layout offers excellent scope for reconfiguration, with the potential to create a spacious lounge, a generous family kitchen and a ground-floor bathroom. Upstairs, there is ample space for three well-proportioned bedrooms and a family bathroom, while the loft offers further potential for conversion into additional living accommodation or a fourth bedroom (subject to the necessary permissions).

Alongside it is a recently refurbished two-bedroom house, which is close to completion and requires only a few finishing touches. Bright, modern and well laid out, it provides comfortable accommodation while work is carried out on the main house, removing the need to live on a building site or arrange alternative accommodation. Once the renovation is complete, it could provide an excellent long-term rental, holiday cottage (gîte), guest accommodation or multi-generational living, subject to any permissions required.

Ideally positioned close to the Normandy–Brittany border, the property enjoys easy access to both regions. The bustling market town of Saint-James is just 15 minutes away, offering supermarkets, cafés, restaurants, schools, healthcare facilities, sports amenities and a popular...