LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45934VIC50 Price: 270 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (252 337 EUR without fees)

Idyllic country property with barn, half an acre of grounds, 1.5km from the village and near the coast & beach















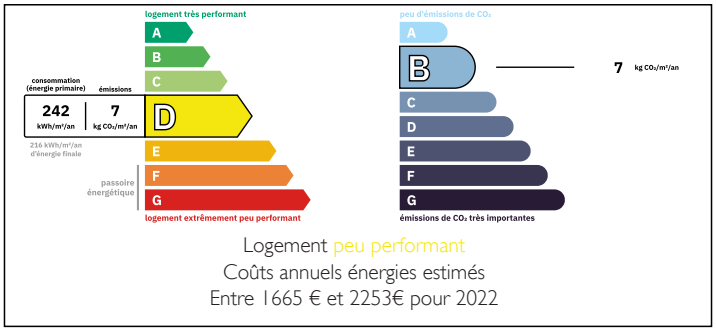
INFORMATION

Town:	Hambye
Department:	Manche
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	2000 m2

IN BRIEF

A true gem of a property, this idyllic country home is nestled within a small and peaceful hamlet while being just a short distance from the village of Hambye and its local amenities. Whether you are seeking a charming holiday retreat or a comfortable permanent residence, this delightful home offers the perfect balance of tranquillity and convenience. Ideally located within easy reach of the stunning beaches and dramatic coastline of western Normandy, with Granville and Coutances both approximately 25 minutes away by car, it provides an excellent base from which to enjoy both the countryside and the sea. The property has been tastefully decorated throughout, carefully preserving much of its original character and charm while offering comfortable modern living.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1665 € et 2253€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **458 EUR**

NOTES

DESCRIPTION

The property exudes charm and character, with a welcoming country atmosphere that is reflected throughout its bright and well-planned interior. Surrounded by mature gardens, the house enjoys delightful views from almost every room, overlooking either the gardens themselves or the surrounding countryside, owned by small organic farmers.

The ground floor has been designed to make the most of both the indoor and outdoor living spaces. The entrance opens into a spacious hall, offering ample room for coats and storage, while also incorporating a practical utility area and a separate WC. The kitchen benefits from direct access to the front garden through a large exterior door, while the sitting room enjoys doors opening onto both the front garden and the rear terrace. This dual aspect allows natural light to flood the living spaces and creates a wonderful connection between the house and its surroundings.

Throughout the property, the current owners have carried out tasteful renovations, successfully combining modern comfort with the authentic character of the home. The result is a bright, fresh and inviting country residence with a warm and harmonious feel throughout.

On the first floor, there are two comfortable bedrooms and a bathroom. One of the bedrooms benefits from a generous dressing room, which could equally serve as a home office or study. A staircase leads to a charming third bedroom tucked beneath the eaves, providing additional accommodation full of character. There is also a separate attic room offering further storage space or potential for other...