LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46151CO50 Price: 550 000 EUR

agency fees to be paid by the seller

Exceptional Converted Watermill with Guest House in a Picturesque Riverside Setting















INFORMATION

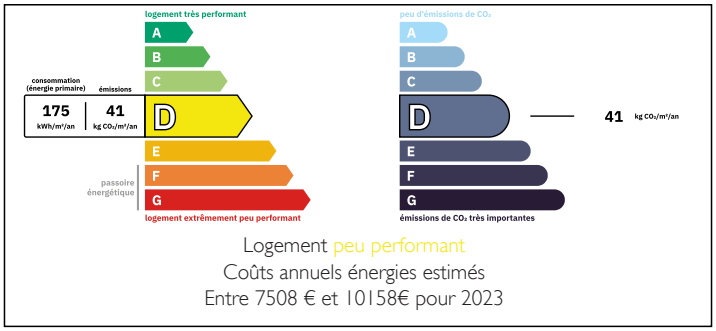
Town:	Hambye
Department:	Manche
Bed:	6
Bath:	6
Floor:	300 m2
Plot Size:	2000 m2

IN BRIEF

Between a Country House and a Manor, an Exceptional Former Mill Nestled in the Heart of Unspoilt Nature

Nestled along the banks of a river, amid rolling meadows and wooded hills, this remarkable property combines the timeless charm of a historic residence with the comforts of contemporary living. A former watermill, whose existence is recorded on the historic Cassini Map, the property bears witness to a rich heritage while offering an exceptional lifestyle in an idyllic natural setting.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7508 € et 10158€ 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:	**2112 EUR**

NOTES

DESCRIPTION

The estate comprises an impressive main residence, connected by a charming bridge, together with a separate guest house, ideal for welcoming family and friends or creating an exclusive holiday rental.

From the moment you step inside, the generous proportions make a lasting impression. The magnificent reception room of 50spm, enhanced by two fireplaces, provides the perfect setting for both intimate gatherings and elegant entertaining. The property also features six beautifully appointed bedrooms (from 32 to 13sqm), each with its own en-suite bathroom, ensuring comfort and privacy for every guest.

Designed to meet modern standards of comfort, the home benefits in particular from underfloor heating, providing discreet and consistent warmth throughout the year.

Outside, the river, centuries-old trees, open meadows and wooded hillsides create an idyllic setting of exceptional tranquillity. Every window frames a living landscape, where water and nature mark the changing seasons.

Whether as a distinguished family residence, an elegant country retreat or a luxury hospitality venture, this exceptional property will appeal to discerning buyers seeking authenticity, generous living spaces and an unspoilt natural environment.

A truly rare and historic estate, where heritage and the art of living come together in perfect harmony.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr