LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46173AA50 Price: 650 000 EUR

agency fees to be paid by the seller

Exceptional Luxury Stone Residence with Wellness Facilities, Landscaped Grounds & Countryside Views, Normandy







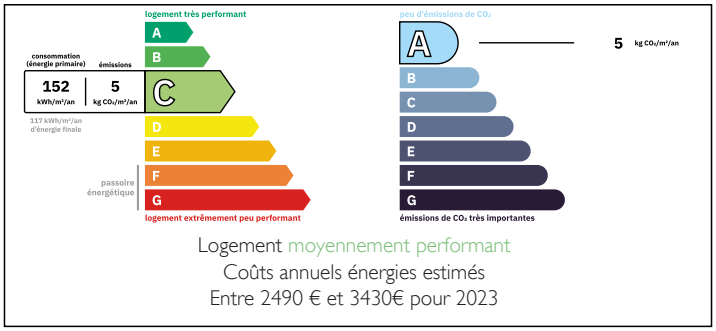








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2490 € et 3430€ pour 2023

INFORMATION

Town:	Mortain-Bocage
Department:	Manche
Bed:	4
Bath:	3
Floor:	260 m2
Plot Size:	15968 m2

IN BRIEF

An exceptional luxury stone residence nestled behind private electric gates in the beautiful Normandy countryside, close to Mortain-Bocage. Set within approximately 1.6 hectares of landscaped private grounds, this prestigious property offers around 260m² of beautifully renovated living space combining authentic French character with contemporary luxury.

Featuring exposed stone, reclaimed timber, polished plaster finishes, underfloor heating, a stunning dual-aspect feature fireplace and exceptional attention to detail throughout, this unique home offers four bedrooms, three bathrooms, steam room facilities and impressive entertaining spaces.

The beautifully landscaped gardens include mature planting enhanced by atmospheric lighting, a raised vegetable garden, large wrap-around terrace and private first-floor balcony enjoying breathtaking

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

Exceptional Luxury Normandy Estate with Private Wellness Facilities, Landscaped Gardens and Panoramic Countryside Views

Amber Ashby and Leggett Immobilier International are proud to represent this rare and truly unique luxury residence, an exceptional Normandy home combining timeless character, contemporary elegance and an unrivalled lifestyle setting.

Hidden away behind private electric gates in the peaceful Normandy countryside, this exceptional stone residence offers a rare opportunity to acquire a truly unique luxury home in the heart of Manche, Normandy.

Situated in the sought-after area of Villechien, close to Mortain-Bocage, this prestigious property perfectly combines the timeless charm of traditional French architecture with the sophistication, comfort and quality expected from a high-end contemporary residence.

Set within approximately 15,968m² of private landscaped grounds, this remarkable home provides approximately 260m² of refined living accommodation, offering an exceptional lifestyle property for those seeking privacy, space and tranquillity.

From the moment you enter through the electric gates, the attention to detail is immediately apparent. The gardens have been thoughtfully landscaped throughout, with mature planting, established trees and carefully positioned exterior lighting creating a beautifully atmospheric setting that can be enjoyed throughout the day and into the evening.

The grounds provide an exceptional outdoor lifestyle, with extensive lawns, a raised vegetable garden, private terraces and uninterrupted views across the rolling Normandy countryside. The impressive wrap-around terrace creates the perfect