LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46252KIW50 Price: 328 600 EUR

agency fees to be paid by the seller

Characterful Normandy Gîte Complex with Pool, Grounds and Countryside Views







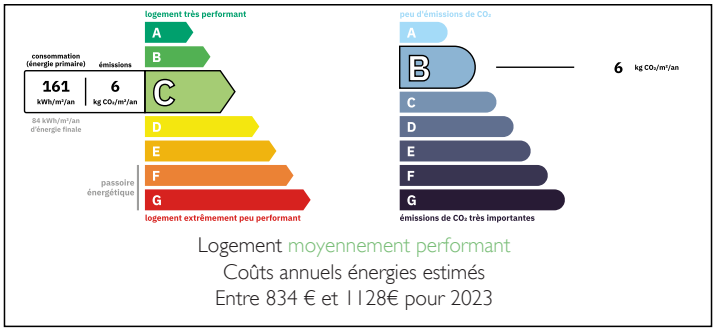








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 834 € et 1128€ pour 2023

INFORMATION

Town:	Isigny-le-Buat
Department:	Manche
Bed:	6
Bath:	4
Floor:	162 m2
Plot Size:	5011 m2

IN BRIEF

Leggett Immobilier is pleased to present this charming and characterful gîte complex, set in peaceful countryside in the South Manche area of Normandy, between Avranches and St Hilaire du Harcouet.

Offering three independent properties, attractive outdoor spaces and strong tourist appeal, this is an excellent opportunity for a turnkey holiday rental business or a flexible lifestyle property with income potential.

- The complex includes a three-bedroom stone property sleeping six, a two-bedroom stone property sleeping four, and a smaller one-bedroom home.
- The one-bedroom property offers potential for extension into the adjoining barn, subject to planning consent.
- The properties sit within approximately 5000m2

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

Grounds and Guest Facilities

The grounds are well suited to holiday letting, with mature trees and shrubs, open views across the surrounding countryside and a range of shared leisure facilities. Guests can enjoy an above-ground swimming pool, a pétanque area, picnic tables and a barbecue area.
There is also storage for a ride-on mower and garden equipment, plus a laundry room accessible to all guests.

Property 1: Three-Bedroom Stone Gîte
The first property offers comfortable accommodation across three levels. The ground floor is open plan, with a well-equipped modern kitchen, dining area and seating area arranged around a wood burner.

- First floor: shower room, separate WC, one double bedroom and one twin bedroom.
- Attic level: third bedroom with ensuite shower room and a small TV room.
- Heating: gas-fired central heating throughout, complemented by the wood burner on the ground floor.

Property 2: Two-Bedroom Stone Gîte
The second gîte has a similar, practical layout, with modern kitchen units and appliances, a dining area and a comfortable seating area on the ground floor. Large French doors make the interior feel light and bright and open directly onto a private terrace with outdoor dining space.
Upstairs, there are two bedrooms — one double and one twin — along with a modern shower room featuring a walk-in shower.

A separate laundry and utility room, located to the side of the gîte and accessible to all guests, includes a washing machine, tumble dryer, large sink and separate WC.

Property 3: One-Bedroom Home with adjoining