

A 3-bedroom house and a 1 bed-gite in an exceptional secluded location, Mobecq, Manche Normandy

EXCLUSIVE



INFORMATION

Town:	La Haye
Department:	Manche
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1900 m2

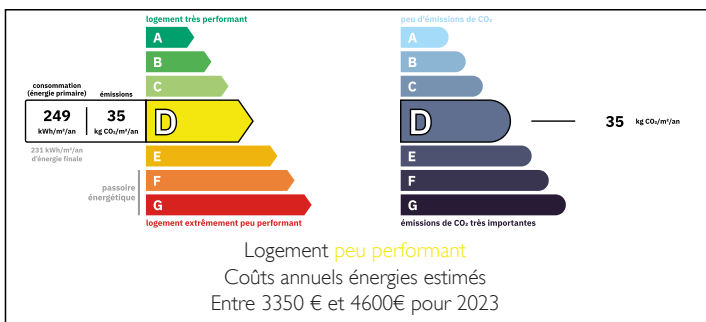
IN BRIEF

Looking for an authentic stone farmhouse in Normandy, a peaceful character home, a spacious family residence or a property with excellent gîte potential? This rare property, located in the charming village of Mobecq in the Manche department of Normandy, combines authenticity, privacy and countryside living in one exceptional setting.

Just 3 km from the lively market town of La Haye-du-Puits, renowned for its vibrant weekly market, cinema, shops, cafés and restaurants, the property enjoys an ideal location. The ferry port and city of Cherbourg are only 40 minutes away, while the beautiful sandy beaches of the West Cotentin Coast can be reached in just 10 km, making this an ideal base for exploring Normandy's spectacular coastline.

Tucked away at the end of a private lane, with no

ENERGY - DPE



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.



DESCRIPTION

Lovingly renovated throughout with exceptional attention to detail, this authentic Normandy stone farmhouse has retained all of its original character while offering the comfort and convenience of modern living, including gas central heating.

The main house opens into a welcoming entrance hall leading to a spacious country-style kitchen with dining area, perfect for family meals and entertaining. A cosy dining room, an inviting lounge and a separate WC complete the ground floor.

Upstairs, the landing leads to a home office, three generous double bedrooms, and a large family bathroom featuring both a bathtub, a separate shower and WC.

The property also benefits from a self-contained guest accommodation with its own private entrance, making it ideal for welcoming family and friends or generating additional income as a holiday cottage (gîte).

This second living space comprises an open-plan living room with fitted kitchen and dining area. Upstairs, there is a comfortable bedroom and a shower room with WC.

An internal connecting door links the guest accommodation to the main house, providing complete flexibility. The property can be enjoyed as one spacious family home with four bedrooms and two bathrooms, or as two independent dwellings, ideal for multi-generational living or a successful holiday rental business.

Outside, a large gravel courtyard provides ample parking for several vehicles. To the rear, a beautifully landscaped and mature garden, bordered by charming traditional stone walls, offers a peaceful and private setting in which to relax and enjoy the surrounding countryside.

LOCAL TAXES

Taxe foncière: 560 EUR

NOTES