LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46586AA50 Price: 565 000 EUR

agency fees to be paid by the seller

# Luxury 8 Bedroom Normandy Estate with Independent Gîte, Sauna & Triple Garage Saint-Denis-de-Gast







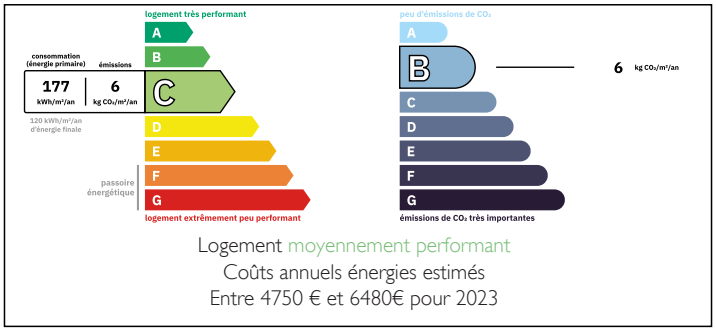








## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 4750 € et 6480€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Saint-Denis-le-Gast |
| Department: | Manche |
| Bed: | 8 |
| Bath: | 5 |
| Floor: | 421 m2 |
| Plot Size: | 5721 m2 |

## IN BRIEF

Amber Ashby and Leggett Immobilier International are proud to present this exceptional Normandy estate in the picturesque village of Saint-Denis-de-Gast. Offering an outstanding combination of a magnificent seven-bedroom character home and a beautifully renovated independent one-bedroom guest cottage, this remarkable property is perfectly suited as a prestigious family residence, luxury chambre d'hôtes or holiday rental business. Rich in original beams, generous reception rooms and beautifully landscaped gardens, the property also benefits from a sauna, triple garage with extensive loft storage and multiple entertaining spaces. Ideally positioned within easy reach of Saint-Hilaire-du-Harcouët, Villedieu-les-Poêles, the UNESCO World Heritage site of Mont-Saint-Michel, the Normandy beaches and the ferry ports of Caen and Cherbourg, this stunning home offers the perfect blend of peaceful country living and excellent accessibility, making it an

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.







## NOTES

## DESCRIPTION

Amber Ashby and Leggett Immobilier International are proud to present this exceptional Normandy estate in the picturesque village of Saint-Denis-de-Gast. Offering a magnificent main residence of approximately 325m² together with a beautifully renovated independent guest house of approximately 96m², this remarkable property is perfectly suited as a prestigious family home, luxury chambre d'hôtes or holiday rental business

Set amidst the rolling countryside of southern Normandy, this remarkable property offers an increasingly rare opportunity to acquire a substantial family estate combining a magnificent seven-bedroom character residence with a luxurious independent guest house. Whether you're searching for an elegant family home, a thriving chambre d'hôtes, a boutique hospitality business, multi-generational living or a home with an income-generating gîte, this exceptional property offers outstanding flexibility.

Beautifully maintained throughout, the estate perfectly blends authentic Normandy character with modern comfort, creating a home that is equally suited to entertaining on a grand scale or enjoying the tranquillity of rural French life.

The Main Residence

The principal residence is an impressive family home offering over two floors of beautifully arranged accommodation. Rich in exposed oak beams, original architectural features and filled with natural light, every room has been thoughtfully designed to create warm, welcoming living spaces whilst retaining the charm expected of a traditional Normandy home.

The Garden Room

Rather than a conventional entrance hall, visitors are welcomed into an exceptional fully insulated garden room that immediately creates a wonderful first