LEGGETT IMMOBILIER INTERNATIONAL

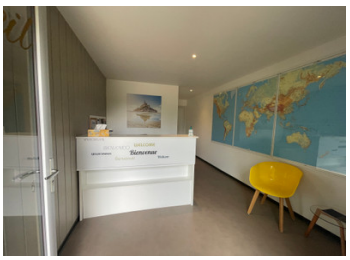
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Ref: A47156KAL50 Price: 2 862 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (2 700 000 EUR without fees)

Exceptional Property near Mont-Saint-Michel with 9 Gîtes, Owner's Residence and Indoor Pool







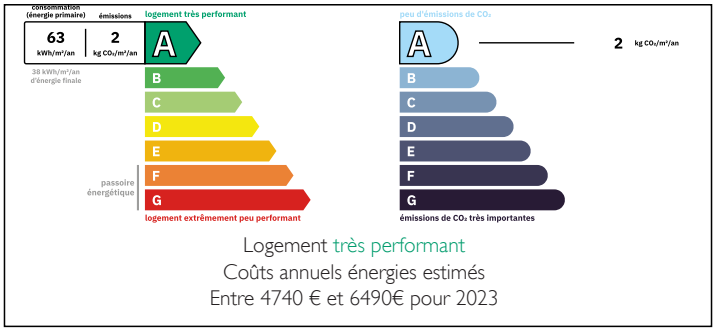








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 4740 € et 6490€ pour 2023

INFORMATION

Town:	Beauvoir
Department:	Manche
Bed:	22
Bath:	17
Floor:	850 m2
Plot Size:	4597 m2

IN BRIEF

A rare opportunity to acquire an exceptional property in the heart of the Bay of Mont-Saint-Michel. This substantial residence, purpose-built to provide flexible holiday accommodation, comprises nine independent gîtes in addition to a five-bedroom owner's section, which includes an impressive covered leisure area with swimming pool. Offering approximately 850 m² of total habitable space, the property has been designed with flexibility and future evolution in mind. Its configuration offers scope to adapt internal layouts, while the technical infrastructure provides potential for greater independence between different parts of the property. Further opportunities may also exist across the land, subject in all cases to the necessary planning permissions, regulations and approvals.

Close to Mont-Saint-Michel, this particularly rare property offers considerable potential for future projects.

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: **10313 EUR**

NOTES

DESCRIPTION

Purpose-built in 2018, this impressive property has been thoughtfully designed around the needs of both guests and owners, creating a highly flexible accommodation complex within easy reach of Mont-Saint-Michel.

The nine furnished gîtes provide a flexible range of accommodation for couples, families and larger groups, with units currently configured for between two and five guests. Each offers independent living accommodation with its own kitchen and facilities, allowing each gîte to function independently while forming part of one coherent complex.

Private owner's accommodation
The substantial five-bedroom private owner's accommodation of approximately 156 m² is incorporated within the property, providing comfortable and separate private living space. This allows an owner to live comfortably on site whilst maintaining separation between private and guest areas.

Covered pool and leisure complex
At the heart of the property is an impressive covered leisure area centred around an approximately 8m × 4m swimming pool. Generous surrounding relaxation and communal spaces create an important all-weather facility and add considerably to the property's year-round appeal.

Designed for flexibility
One of the property's most interesting features is the adaptability incorporated into its design. The building was conceived so that elements of its existing configuration can potentially evolve, with internal layouts and certain door and window openings capable of being adapted to suit different future requirements.
The technical infrastructure has also been designed with flexibility in mind, including the potential to separate electricity and water supplies to create greater independence between different areas of the