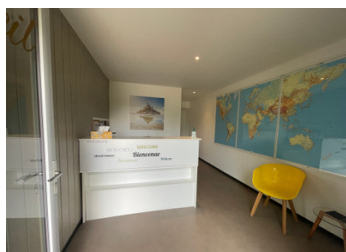
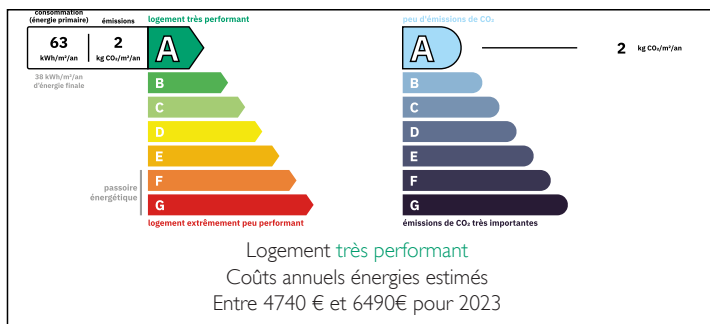


Exceptional Property near Mont-Saint-Michel with 9 Gîtes, Owner's Residence and Indoor Pool

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Beauvoir
Department:	Manche
Bed:	22
Bath:	17
Floor:	980 m2
Plot Size:	4597 m2

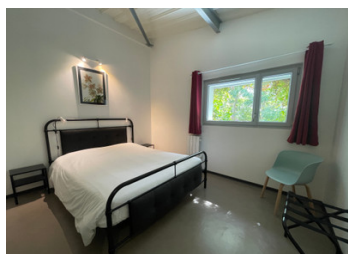
IN BRIEF

A rare opportunity to acquire an exceptional property in the heart of the Bay of Mont-Saint-Michel. Purpose-built to provide flexible holiday accommodation, the property comprises nine independent gîtes, a five-bedroom owner's residence and an impressive covered leisure area with swimming pool.

Extending to approximately 980m² of overall usable space, the complex 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 is a highly unusual property offering considerable potential for future hospitality use, development, diversification or alternative configurations.

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

Purpose-built in 2018, this impressive hospitality 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 residence

The substantial five-bedroom owner's residence of approximately 156m² is incorporated within the complex while providing separate private living accommodation. This allows an owner-operator 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 complex.

LOCAL TAXES

Taxe foncière: 10313 EUR

NOTES