

Lovely stone house in St Sauveur le Vicomte, Normandy, France - 5 bedrooms - Large garden - outbuildings



INFORMATION

Town:	Saint-Sauveur-le-Vicomte
Department:	Manche
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	0 m2



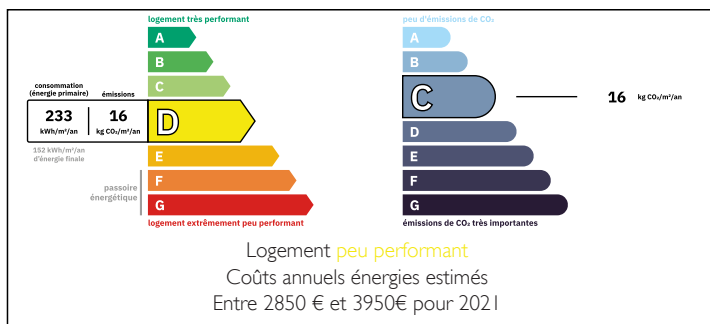
IN BRIEF

Leggett Immobilier and Stéphanie Nash are delighted to present this elegant 160 m² stone house, beautifully maintained and tastefully decorated, located at the entrance to Saint-Sauveur-le-Vicomte, Manche, Normandy, France.

From the moment you arrive, this charming property captivates with its warm atmosphere, generous proportions and authentic character. Here, the timeless charm of traditional stone blends beautifully with the comfort of a home designed for relaxed and peaceful family living.

With five spacious bedrooms and three bathrooms, the house offers plenty of room for family life, welcoming friends or simply enjoying the generous and comfortable spaces on a daily basis.

ENERGY - DPE



A privileged location in the heart of the Cotentin

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.



LOCAL TAXES

Taxe foncière: 1142 EUR

NOTES

DESCRIPTION

Saint-Sauveur-le-Vicomte, the birthplace of renowned French writer Jules Barbey d'Aurevilly, has a real sense of character and offers all the amenities needed for everyday life, including a municipal swimming pool, two primary schools and two secondary schools.

The sea is also within easy reach, with the beautiful beaches of the west coast just 12 minutes away, while the nearby forest can be reached in around 5 minutes. Cherbourg and its car ferry terminal are approximately 30 minutes away, and Valognes SNCF railway station is just 15 minutes away.

Situated on the doorstep of the Cotentin and Bessin Marshes, the area is a wonderful setting for nature lovers and outdoor enthusiasts. From Saint-Sauveur-le-Vicomte, you can even set off by kayak along the Douve River and discover the unspoilt landscapes of the Cotentin from the water.

The real highlight of the property may well be found outside.

Set within grounds of over 2,000 m², the south-facing garden is a true haven of greenery. Mature trees and abundant flowering plants create the feel of an English-style garden, with a wonderfully romantic sense of natural beauty and tranquillity.

The House

On the ground floor, the entrance leads into a beautiful and welcoming living area, featuring a wood-burning stove and enjoying direct access to the garden.

The recently fitted and fully equipped kitchen is both stylish and practical, with direct access to a small terrace – perfect for enjoying a morning coffee in the sunshine or dining outdoors during the warmer