

Beautifully renovated former presbytery with outbuildings situated near the Mont St Michel



INFORMATION

Town:	Pontorson
Department:	Manche
Bed:	6
Bath:	2
Floor:	200 m2
Plot Size:	1200 m2

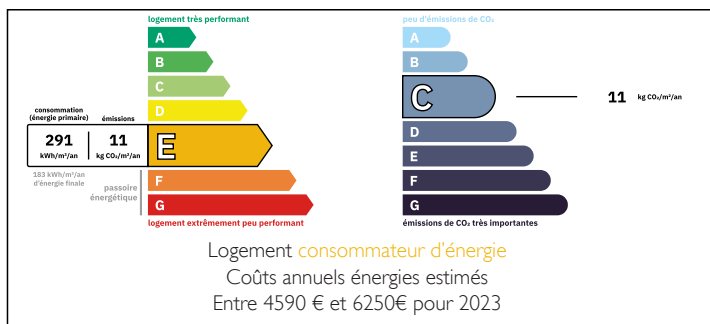
IN BRIEF

A characterful period home in a peaceful Normandy village setting, with beautiful gardens, a sun terrace and countryside views.

Leggett Immobilier is delighted to present this imposing former presbytery, ideally positioned in the tranquil village of Ardevon, just 6km from the iconic Mont Saint-Michel in the sought-after south Manche region of Normandy. Combining generous accommodation, authentic period character and a lovely enclosed garden, this substantial home offers a rare opportunity to enjoy elegant village living within easy reach of one of France's most celebrated landmarks.



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.



NOTES

DESCRIPTION

Accommodation

On the ground floor, an entrance hall with fitted cupboards and a downstairs WC leads to a spacious kitchen/dining room featuring a magnificent granite fireplace. The living room, complete with wood burner, and the large reception room both open onto the sun terrace and rear garden, creating excellent flow for family life and entertaining.

The first floor offers a hallway serving three double bedrooms, a shower room with WC, and a useful study or dressing room.

The second floor provides a further three double bedrooms, one enjoying a view towards Mont Saint-Michel, together with a bathroom with WC and a cosy sitting room beneath exposed roof timbers.

Outside

The property is set behind an enclosed front garden with mature trees, while the rear garden and sun terrace make the most of the peaceful surroundings and stunning countryside views. A well with pump provides a practical water source for garden use.

A large stone outbuilding, currently divided into three rooms, offers valuable storage space and potential for a variety of uses, subject to any necessary permissions.

Features and Practical Information

- Mains drainage
- Electric heating and wood burner
- Beautiful period features including exposed beams, exposed stone walls, parquet flooring, high ceilings and exposed roof timbers
- Six double bedrooms plus additional study/dressing room and sitting room
- Peaceful village setting just 6km from Mont Saint-Michel

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>