

Charming stone house with independent gîte and just over half an acre, eight minutes from a seaside resort



INFORMATION

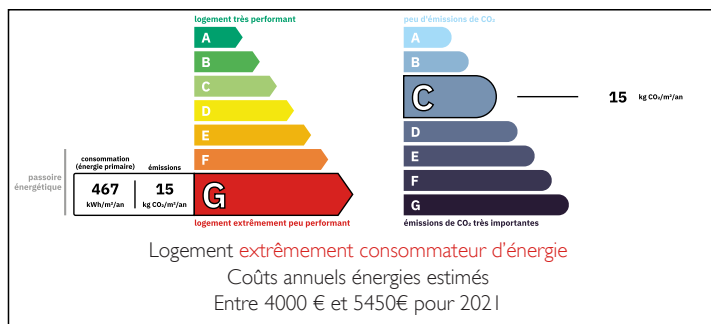
Town:	Saint-Aubin-des-Préaux
Department:	Manche
Bed:	3
Bath:	1
Floor:	133 m2
Plot Size:	2350 m2



IN BRIEF

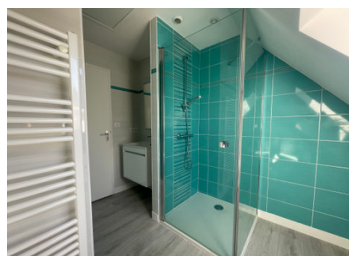
A characterful three-bedroom stone house with a detached one-bedroom stone gîte, set within 2,350 m² of grounds in the small rural village of Saint-Aubin-des-Préaux. The beaches and seaside resort of Saint-Pair-sur-Mer are only eight minutes away, with Granville just 15 minutes away. Equally suited to family life or holidays near the coast, the property offers a separate gîte for paying guests or visiting family and friends. Both the house and gîte have double glazing, electric heating and mains drainage. The grounds include terraces, established trees and shrubs, a working well and a parcel of land with possible building potential, subject to the necessary permissions.

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.



DESCRIPTION

This characterful property brings together a three-bedroom main house, an independent one-bedroom stone gîte and 2,350 m² of grounds. Set in the small rural village of Saint-Aubin-des-Préaux, it is only eight minutes from the seaside resort of Saint-Pair-sur-Mer and 15 minutes from Granville. With room for family and guests, it would make a welcoming permanent home or a holiday retreat with potential for rental income.

MAIN HOUSE

With its rendered façade, stone surrounds and slate roof, the traditional main house opens into a spacious, welcoming entrance hall with a WC. To one side is the dual-aspect kitchen of approximately 19 m², with a feature fireplace. Across the hall, the lounge of approximately 18 m² also enjoys windows on two sides and has its own fireplace.

Stairs from the entrance hall lead to two first-floor bedrooms and a shower room. Bedroom one, approximately 19 m², has a fireplace and windows overlooking two sides of the property. Bedroom two is also approximately 19 m² and offers a bright, generously proportioned space. The shower room measures approximately 6 m².

A staircase within bedroom two leads to the third bedroom on the second floor. At approximately 37 m², this bright and airy room offers space for a sleeping area alongside a home office, craft area or comfortable sitting corner.

THE GÎTE

The independent stone gîte has been tastefully renovated while retaining its character, with exposed stonework and beams adding warmth to the interior. Beneath its tiled roof, the ground floor offers an open-plan living,...

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