LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48091SPR50 Price: 700 000 EUR

agency fees to be paid by the seller

Beautiful large family home, 5 bedrooms and 3 Gîtes- 2,5 ha land – peaceful environment, Manche, Normandy

EXCLUSIVE







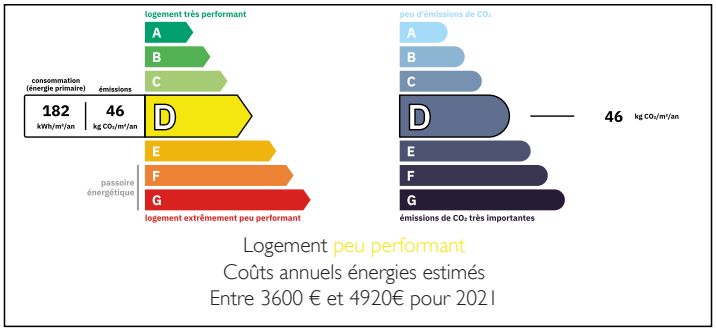








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3600 € et 4920€ pour 2021

INFORMATION

Town:	Quettreville-sur-Sienne
Department:	Manche
Bed:	9
Bath:	8
Floor:	395 m2
Plot Size:	24950 m2

IN BRIEF

Ideally situated in a peaceful countryside location in Quettreville sur sienne, near Coutances and Agon Coutainville, Manche, Normandy, France, this beautiful property is just 10 km from the historic town of Coutances, offering a wide range of shops, restaurants, amenities and a train station

. The coastal town of Granville, with ferry connections to the Channel Islands, is only 20 km away, while the popular seaside resort of Agon-Coutainville and its sandy beaches is just 13 km from the property.

An ideal family home with three independent gîtes, this property offers an excellent opportunity to enjoy a relaxed lifestyle in Normandy and benefits from a tranquil setting, with an adjoining large field, complete privacy and no overlooking neighbours.

Recently renovated throughout to a high standard,

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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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NOTES

DESCRIPTION

A truly turnkey property, combining comfort, charm and income potential in a highly desirable location.

Nearby Coutances offers shops, restaurants and a railway station with services to Paris. The beaches and seaside town of Agon-Coutainville add to the appeal of this location, allowing you to enjoy the coast throughout the seasons.

Tastefully renovated throughout using quality materials, this family home offers generously proportioned rooms and carefully considered interiors. It features five bedrooms and five bath/shower rooms, including a ground-floor bedroom with its own bathroom and direct access to a terrace.

The 55 m² living room, with its wood-burning stove and large windows overlooking the garden, provides a welcoming space for family gatherings and entertaining. The spacious 28 m² fitted kitchen offers plenty of room for cooking and dining together.

Upstairs, two separate staircases lead to two distinct areas. The first comprises three bedrooms and two bathrooms arranged around a mezzanine. The second includes a bedroom, a shower room with WC, and an additional room suitable for use as a study or dressing room. This area also provides access to an attic with potential for conversion, offering further scope to suit your needs.

The three holiday cottages have their own outdoor spaces, separate from those of the main house.

Two are single-storey cottages, each with one bedroom. The third, on the first floor, offers two bedrooms. This arrangement is well suited to holiday letting or accommodating family and friends in independent accommodation. The cottages require no work and are sold furnished,...