LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48233KAL50 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)

Charming Normandy farmhouse with two independent gîtes, income potential and over a hectare of grounds















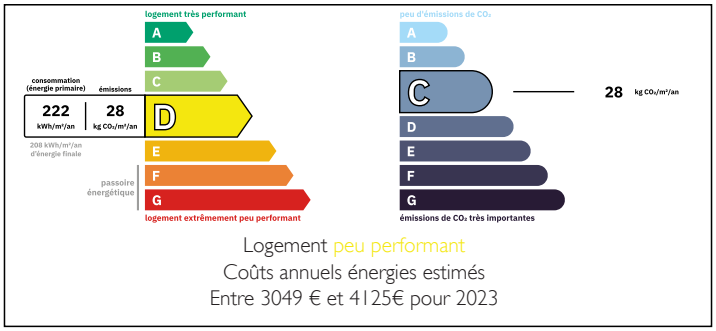
INFORMATION

Town:	La Chapelle-Urée
Department:	Manche
Bed:	6
Bath:	4
Floor:	283 m2
Plot Size:	11114 m2

IN BRIEF

A characterful stone and timber farmhouse with two independent gîtes, set in 11,114 m² of grounds in a small rural hamlet. The main house offers generous living spaces, four bedrooms and a second-floor hobbies room, while each gîte has its own bedroom with additional sleeping space in Gîte 1 and outdoor seating areas. Mature gardens, a summer house and several outbuildings complete this versatile property. The property has been used for holiday rentals and bed and breakfast. It offers scope for a family home with guest accommodation or a home with an income, within reach of Brécey, Saint-Hilaire-du-Harcouët and Avranches.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3049 € et 4125€ pour 2023

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48233KAL50 Price: 371 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (350 000 EUR without fees)







NOTES

DESCRIPTION

This stone and timber farmhouse offers spacious accommodation with exposed beams and traditional fireplaces. Mature gardens surround the property, which is approached by a gravel driveway with ample parking.

Set in a small rural hamlet, the property comprises a four-bedroom main house with an additional hobbies room, two independent one-bedroom gîtes and several outbuildings, all within 11,114 m² of grounds. Each gîte has its own outdoor seating area, giving owners and guests space to enjoy the gardens independently.

The main house

The entrance opens into a generous dining room with exposed beams, wood block flooring and windows to the front and rear. The spacious lounge features a granite fireplace fitted with a woodburner and offers plenty of room for comfortable seating.

The kitchen/breakfast room provides space for everyday dining and is fitted with a range of cupboards, a gas hob and a built-in electric double oven. A utility room, boiler room, rear lobby and separate WC complete the ground floor.

On the first floor are four bedrooms, including a spacious family bedroom with an en-suite bathroom and WC. There is also a separate bathroom with WC.

The second floor comprises a large hobbies room previously used for sewing and crafts, and a separate attic storage space. The hobbies room has exposed timbers and a window with views over the gardens and gîtes.

The main house has gas-fired central heating, a woodburner and has an all water septic tank that also serves gîte 2.

Gîte 1

This independent stone gîte has a kitchen/dining...