LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48330JTH50 Price: 266 900 EUR

agency fees to be paid by the seller

Leggett presents, Normandy Country House, 6 Bedrooms, 250m + Outbuildings. Minutes to amenities. Near Saint-Lô

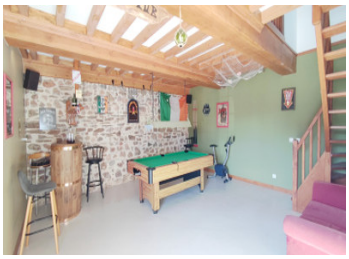














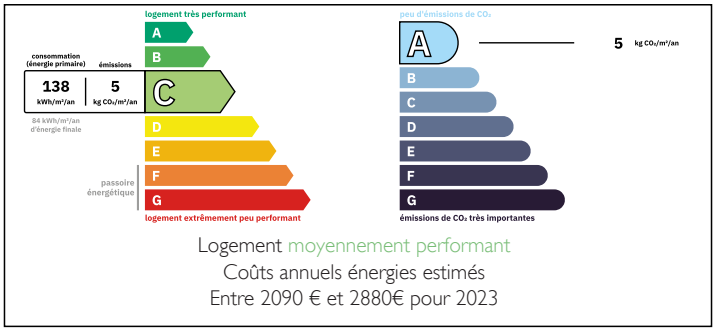
INFORMATION

Town:	Cavigny
Department:	Manche
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	3593 m2

IN BRIEF

Leggett-Immo presents Set in a peaceful village in the Manche countryside, this spacious Normandy country house offers approximately 180m² of living space, six bedrooms, two bathrooms and over 250m² of outbuildings. Reconstructed after the Second World War and recently renovated, the property benefits from a heat pump, ground-floor underfloor heating and a DPE C energy rating. The 48m² living area is complemented by an exceptional range of additional facilities, including garages for three vehicles, a workshop, games room with bar, reception room, summer kitchen and utility room. The 3,593m² grounds include a large courtyard, private garden and pétanque court. Ground-floor living is possible. Located approximately 4km from Pont-Hébert, 15 minutes from Saint-Lô with SNCF to Paris, and around 30 minutes from the D-Day landing beaches. An ideal Normandy family home. Two ferry ports serving the UK and...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2090 € et 2880€ 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.

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LOCAL TAXES

Taxe foncière:	**289 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents a Spacious Normandy Country House with Extensive Outbuildings, Courtyard and Garden

Situated in a peaceful village in the Manche countryside, this substantial Normandy country house offers approximately 180m² of living accommodation, six bedrooms, two bathrooms and an impressive collection of outbuildings extending to more than 250m². Set within approximately 3,593m² of grounds, the property combines generous family accommodation with exceptional additional space for entertaining, hobbies, vehicles and a variety of personal projects.

Reconstructed after the Second World War and more recently renovated, the house is presented in very good overall condition. It benefits from a heat pump, underfloor heating on the ground floor and a DPE C energy rating. Ground-floor living is possible, providing additional flexibility for family arrangements.

The main house

The property offers approximately 180m² of living space, with six bedrooms and two bathrooms. Its generous accommodation makes it well suited to family life, visiting guests or those looking for a home with room to accommodate several generations.

The main living area measures approximately 48m², providing a welcoming space for everyday living and entertaining. The house combines the character and proportions of a Normandy country property with the practical benefits of its more recent renovation. Usable loft area with staircase from first floor.

Over 250m² of outbuildings

One of the property's most distinctive features is its extensive range of outbuildings, extending to more than 250m² and arranged around a large central