LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48730KAL50 Price: 577 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (550 000 EUR without fees)

Enchanting Normandy stone home with turret, magnificent vaulted salon and six hectares of gardens and woodland















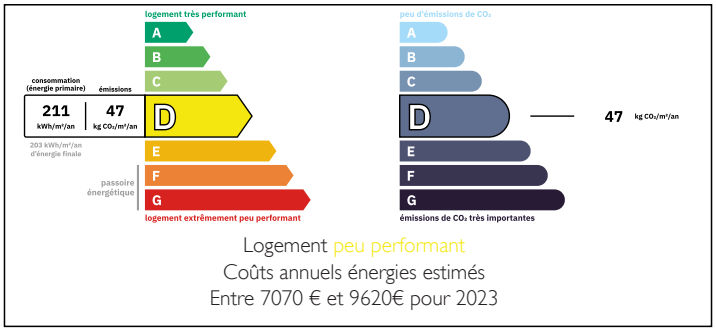
INFORMATION

Town:	Villebaudon
Department:	Manche
Bed:	5
Bath:	3
Floor:	331 m2
Plot Size:	61703 m2

IN BRIEF

From its enchanting stone turret and sweeping archway to its magnificent fireplace and exposed timbers, this distinctive Normandy home is full of character. Offering approximately 331 m² of beautifully presented accommodation, it includes five bedrooms and an impressive vaulted grand salon opening onto a balcony. Set within approximately six hectares of gardens and woodland, with walking paths, a pond and a stream along the boundary, it offers a remarkable setting for a private country home or a welcoming chambres d'hôtes retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7070 € et 9620€ 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:	**1487 EUR**

NOTES

DESCRIPTION

Some homes are memorable from the very first glimpse. With its stone turret, sweeping archway and handsome slate roofs, this distinctive Normandy property makes an enchanting introduction to the life within.

Set in approximately six hectares of gardens and woodland at Villebaudon, the house offers around 331 m² of accommodation, combining beautifully presented interiors with remarkable architectural character. Substantial beams, exposed stone, a magnificent fireplace and individual touches give each space its own personality, while creating a wonderfully welcoming home.

The country kitchen is full of warmth, with wooden cabinetry, tiled worktops, exposed beams and a stove. There is ample space for dining, complemented by a practical back kitchen.

The kitchen opens into a vast dining and sitting room, where a magnificent stone fireplace takes centre stage. Terracotta floor tiles and rich timber textures create an inviting setting for long dinners and evenings beside the fire.

A spacious ground-floor bedroom offers a softer atmosphere, with elegant panelling, striped walls and two windows bringing in the daylight. A shower room and separate WC complete the principal ground-floor accommodation.

Upstairs, the grand salon is a highlight. Extending to approximately 69 m² beneath a soaring ceiling with exposed roof trusses, this exceptional room offers space for entertaining, relaxing or pursuing creative interests. A stone gable frames the glazed doors opening onto the balcony, providing a beautiful focal point.

Four further bedrooms, including one with an en-suite shower room and WC, offer flexible accommodation for family and guests. Several have