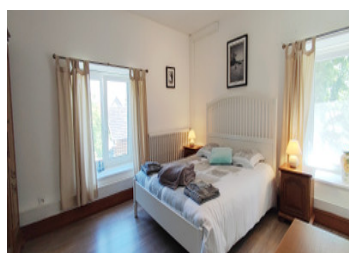


Two superbly renovated houses. Studio, buildings, land. Currently a gite and retreat. Bring your suitcases.

## EXCLUSIVE



## INFORMATION

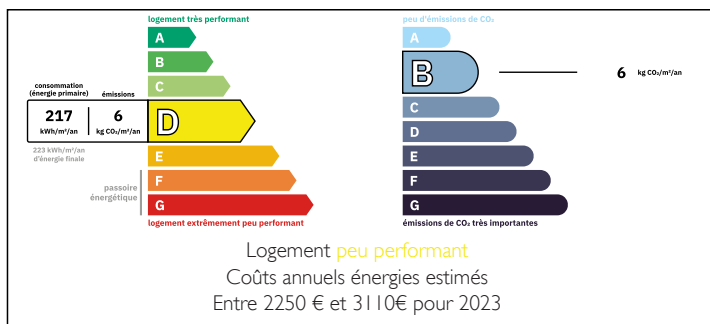
Town:	Périers
Department:	Manche
Bed:	9
Bath:	5
Floor:	350 m2
Plot Size:	17241 m2

## IN BRIEF

Beautiful property with two stunning houses set in a tranquil countryside location. One 15th century with three bedrooms and the other 16th century with 6 bedrooms, both renovated to an exceptional standard. Set in well kept grounds with orchard and gardens and featuring an onsite purpose built studio with sliding doors leading to a decked area with countryside views. Nestled in a quiet setting in the beautiful Normandy countryside and within easy reach of all amenities, the property is a haven of peace whilst boasting modern comforts. ST LÔ and PERIERS are at 15 mins. The ports of Caen or Cherbourg, the historic D-Day landing beaches and museums are within easy reach. This property is an excellent gite rental business and retreat. Yoga classes are offered and the property could also be a B&B

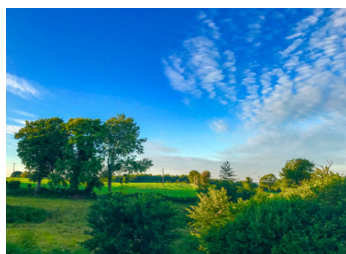
Viewing is highly recommended to...

## 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

Virtual tour help. Start in the meditation area between the properties. Visit the Gîte first with the courtyard, then into the property. On the ground floor, dining, living, kitchen, terrace. On the first floor, 4 bedrooms, in the loft, 2 bedrooms. On to the Studio with interior image and terrace view and water feature. Field to the south. Courtyard between manoir and barn. Images of Manoir, exterior and interior.

Copy and paste link for historic information.

## LOCAL TAXES

**Taxe foncière:** 1100 EUR

**Taxe habitation:** EUR

## NOTES

In the 16th century property you will find the ground floor divided between a generous living space and brand new fully fitted kitchen with doors to a patio area with BBQ. Six generous bedrooms three with en-suite shower rooms and a family bathroom for the others to share.

Fully double glazed and with full Oil Fired Central heating.

Ground Floor

Lounge: 7.95m x 5.67m

Dining room 4.27m x 6.19m

New Fitted Kitchen: 7.07m x 4.68m

WC

Doors leading to the BBQ patio area.

First Floor:

Bedroom 1: Double with en-suite shower room: 4.31m x 3.55m

Bedroom 2: Double with en-suite shower room: 2.06m x 3.06m

Bedroom 3: 4m x 2.55m

Bedroom 4: 3.2m x 2.38m

Family bathroom: 1.67m x 2.17m

Second Floor:

Bedroom 5 Large loft with original beams and Velux with en-suite shower room: 6.5m x 4.8m

Bedroom 6 Loft room with original beams and