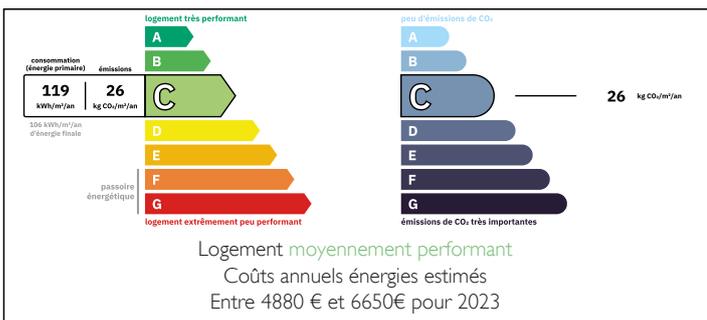


Stunning 4-bed farmhouse with two 2-bed independent attached housings, great gardens, 15 km from Mt St-Michel

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-James
Department:	Manche
Bed:	8
Bath:	8
Floor:	326 m2
Plot Size:	5130 m2

## IN BRIEF

This handsome family property has been lovingly fully restored in 1995 whilst also retaining its character and many original features including stonewalls, beams and fireplace. This is a fantastic opportunity due to its proximity to some fabulous beaches for you to rent out to holidaymakers.

From the elegant, bright and spacious entrance you enter the lounge and the open plan dining/kitchen (household appliances have been removed). From there, you can access the conservatory with views onto the garden and a large terrace great for alfresco dining and barbecues! Also on the ground floor you will find a small room/possible study, WC and an independent master bedroom with its own shower room with walk-in shower, double sink and WC. This space is perfect for friends and family. Upstairs there are 3 good size double bedrooms all with en suite.

Attached to...

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

You have an independent access to the gîte; the entrance opens into a large room, formerly an open plan lounge/diner/kitchen (but the integrated appliances have been removed).

Stairs lead to the 1st floor with 2 double bedrooms each with en suite shower rooms.

The Gite has doors opening onto a large terrace and overlooks the garden, a private lake and surrounding countryside. The Gite has electric heating and a private parking area.

Attached to the property, above the double garage, is an apartment that offers an open plan lounge/diner/kitchen and 2 bedrooms both with en suite shower rooms. The apartment has its own outside space with plenty of room for outside entertaining.

This family home boasts a large garden with mature trees and a spacious terrace to enjoy the sun or perfect for evening drinks, alfresco dining, and barbecues with friends and family. The outside space, just like the house, is delightful and manageable and offers enough room should you wish to have your own vegetable patch for example.

This incredible and sought after spacious property that could be your French dream home is situated approx. 10 km away from the popular market towns Saint James and Pontorson, 17 km from Avranches, 33 km from the medieval town of Fougères, 42 km from Granville and approx. 60 km from Saint-Malo/Dinan/Dinard, 70 km from Rennes' airport, 130 km (approx. 1h20) from ferry port (Caen Ouistreham).

Total habitable surface: 328,75 m<sup>2</sup>

Main house (224,18 m<sup>2</sup>)

Ground floor (147,20 m<sup>2</sup>)

Entrance hall: 29,13 m<sup>2</sup>, living..

## LOCAL TAXES

Taxe foncière: **969 EUR**

Taxe habitation: **EUR**

## NOTES