

Beautifully presented 4-bed farmhouse with outbuildings and 6-bed gite in a rural setting 12km from the beach



INFORMATION

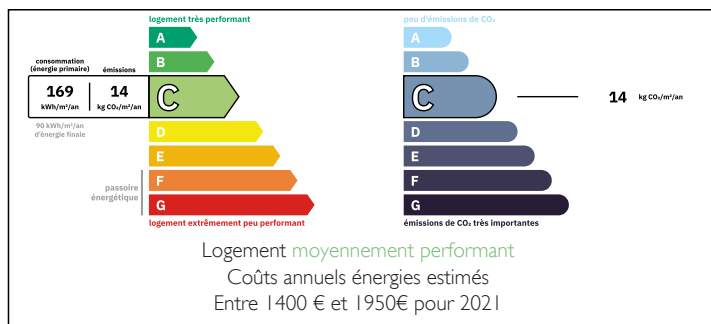
Town:	Ver
Department:	Manche
Bed:	6
Bath:	3
Floor:	352 m2
Plot Size:	12158 m2

IN BRIEF

Great potential for this extensive property comprising 4-bedroom house, 6-bedroom gite with stone barn and outbuildings on 1.2 hectares of gardens with a paddock. The location provides easy access to the beautiful west-coast beaches of the Manche region as well as being just 50km from the world-renowned Mont-Saint-Michel and 20km from the majestic Cathedral city of Coutances. Overall, a beautiful and well-maintained property with no work to preview in a peaceful rural location.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Stone house 129m²

Heating : Oil-fired & heat pump

Drainage : Septic tank

Ground floor :

- Entrance hall 2.7m²
- Fitted kitchen 15m²
- Open living space 42m² with fireplace
- Bureau 8.5m²
- Shower room with WC 3.2m²

First floor :

- 4 Bedrooms 9.5m², 13.5m², 15.5m² & 15m²
- Bathroom & separate WC

Attic with staircase access

Exterior :

- Garage with boiler room
- Stone barn

Group Gite - converted stone dairy 223m²

Heating : Oil-fired & electric

Drainage : Septic tank

Ground floor :

- Entrance hall 12.9m² with storage cupboards and WC
- Dining room 49m² with doors to the terrace & spa
- Salon 28 m² with double-sided wood burning fireplace serving both salon and dining room
- Shower room with WC
- Fitted kitchen 13.2m²
- Back kitchen 9.3m²

First floor :

- 6 Bedrooms 11.4m², 14.5m², 11.2m², 11m², 12.6m², 9m²
- Shower room with double washbasins
- Bathroom with double washbasins
- 2 Individual WC

Exterior :

- Terrace with spa & petanque pitch
- Enclosed gardens

Land extending to 1.2 hectares comprising paddock and gardens

Nearest amenities : Cérences 4km with good range