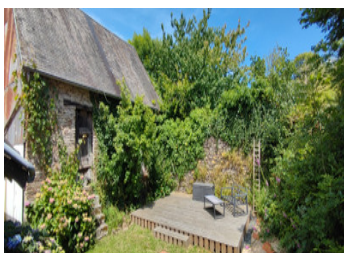


A large country property, superbly renovated. 5 beds, 3 baths, barns and 2 acres. 30 mins to D-Day beaches.

## EXCLUSIVE



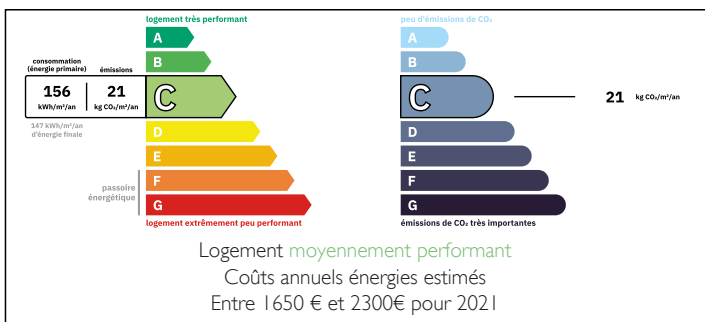
## INFORMATION

Town:	Villiers-Fossard
Department:	Manche
Bed:	5
Bath:	3
Floor:	212 m2
Plot Size:	8678 m2

## IN BRIEF

At the end of a quiet lane in the beautiful Normandy countryside, this beautiful 18th century property occupies a quiet location. Superbly renovated by local artisans and ready to be enjoyed. The large house, of 212m2 features three reception rooms, five large bedrooms and three full bathrooms. With barns and additional spaces to expand, this would make the perfect permanent or second home. Ideal as a small holding or B&B/Gîte. Boasting over 2 acres of land, there is a well and also a Caravan with private deck enjoying commanding views of the surrounding countryside. Outside we have patios and decks both front and rear to enjoy the sun all day. BBQ area and private parking. New Gas central heating and double glazing throughout. A haven of peace with everything you'll need. 30 mins to the D-Day beaches of...

## 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

There are two entrances to the property from the front patio/parking area. The first brings us into the main entrance hall with access to dining and living rooms to the left and kitchen and summer room to the right. Ahead, at the end of the hall is a full ground floor bathroom and stairs to the first floor. Entering the property via the second entrance offers access to the boot room/laundry room, the large summer room to the right and to our left the fully fitted kitchen. The kitchen includes a very handy instant boiling water tap over the sink. There is a delightful hidden pantry at the rear of the kitchen to keep everything out of the way. The living and dining rooms are very spacious and the living area boasts an impressive hearth and mantle piece with log burner. With triple aspect windows, this room is a light and airy space with lovely views over the countryside. On the first floor we have 4 large bedrooms and two bathrooms each with W.C. The first bedroom has a door to access the rear patio and deck. In the loft, accessed by a proper staircase with copper handrail, we have the 5th bedroom, a large space with views. Outside there are patios and decking to the front, rear and side. Behind the house there is a large field with vehicular access, currently used to graze sheep. At the top of the field there...

## LOCAL TAXES

**Taxe foncière: 590 EUR**

**Taxe habitation: EUR**

## NOTES