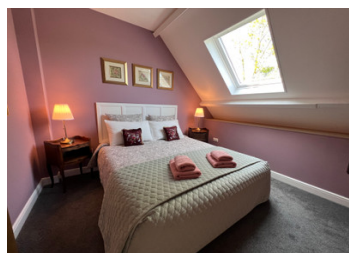


This Stunning property is in perfect condition including a gite, large pond, outbuildings and land.



## INFORMATION

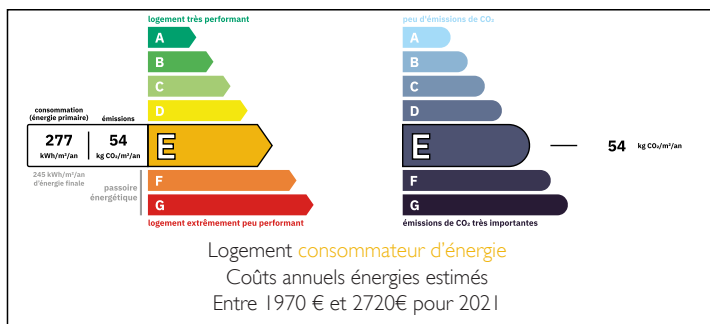
Town:	Saint-Amand-Villages
Department:	Manche
Bed:	5
Bath:	4
Floor:	180 m2
Plot Size:	11480 m2



## IN BRIEF

OFFER ACCEPTED This stunning property offers it all! An extremely well finished main house, a newly renovated 3 bedroom gîte in immaculate condition, a large natural pond with carp, garages and spacious workshops, vegetable garden and paddock all situated in attractive and well maintained grounds. Located just outside the popular town of Torigny-Sur- Vire and approximately 40 minutes from Caen and the ferry port of Ouistreham.

## 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

The property is situated down a gated driveway and around a pretty gravelled courtyard:

The main house comprises of a modern and stylish kitchen, semi open dining room, a spacious sitting room with exposed beams and fireplace. A small hallway leads to an 'arrière' kitchen/utility room with a shower room and W.C. and a back door leading to the grounds at the rear of the property.

On the first floor there are 2 very spacious bedrooms both with en suite facilities.

The main house has double glazed windows throughout and central heating.

Both the main house and the gîte have newly installed micro system style septic tanks.

The independent gîte has been recently renovated providing a perfect business option and currently being run as a successful B&B.

The ground floor comprises of: Entrance hall and boot room, spacious sitting room with a wood burning fire and a large modern fitted kitchen. Upstairs there are 3 bedrooms and a bathroom.

Various outbuildings providing ample space for workshops, garages and potential to renovate further (following current building regulations.)

The large pond has an array of fish including Carp, goldfish, Roach and Perch.

A large paddock and vegetable garden is situated behind the property which would be ideal for horses or other animals.

Viewing is highly recommended, many more photos and videos on request.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>