

Stunning mansion of 365sqm, 6 bedrooms, 5 outbuildings on 22 acres of land. High commercial potential.

EXCLUSIVE



INFORMATION

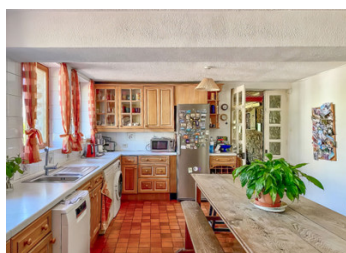
Town:	Roncey
Department:	Manche
Bed:	6
Bath:	2
Floor:	365 m2
Plot Size:	91000 m2

IN BRIEF

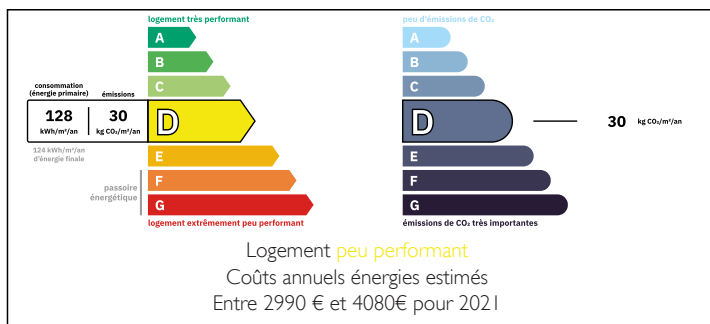
23kms from the sea, this is a magnificent estate in the pure norman tradition. House and land in excellent condition.

High business potential (gites, weddings) thanks to the outside buildings, the stables and the swimming pool.

Suitable for horses.



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

Pass through the charming wrought iron gates, drive along the avenue lined with 30-year-old oak trees to discover this magnificent domain of 365m² (dimensions on request).

The ground floor has an entrance hall, a lounge with wood-burning stove, a dining room with wood-burning stove, a fitted kitchen, a shower room, a toilet, a game room and a cinema room with surround sound system and HD projector.

Upstairs, 6 bedrooms ranging from 31 to 13m², a bathroom with shower and wc.

An 8 x 5 swimming pool, a well, a lovely pond and a horse riding arena of 60 x 30 meters are also part of this property.

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

LOCAL TAXES

Taxe foncière: 1136 EUR

Taxe habitation: EUR

NOTES