

Magnificent Manor house farm in the heart of the countryside. 5 bed 3 bath 5 W.C. Numerous outbuildings, 10Ha.

EXCLUSIVE

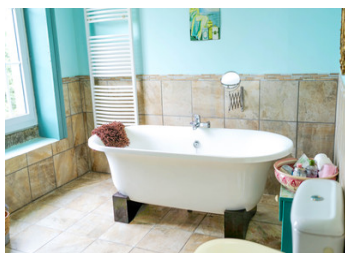


INFORMATION

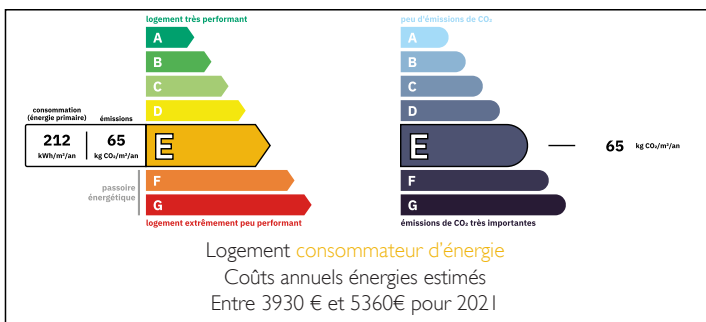
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|-------------|----------------------|
| Town: | Sainte-Marie-du-Mont |
| Department: | Manche |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 235 m2 |
| Plot Size: | 101925 m2 |

IN BRIEF

Spectacular manor farm in the middle of the countryside and close to Utah beach. Large property distributed over three floors with numerous outbuildings. Surrounded by 10 Ha of land (nearly 25 acres). Spread over three floors with spacious living areas, this property would easily lend itself to a B&B, small holding, equestrian facility or indeed a farm. Large farmhouse kitchen/diner with AGA. Luminous living room leading to the office with separate courtyard entrance. This could easily be a ground floor bedroom. Upstairs there are 5 bedrooms and 3.5 bathrooms. Water source behind main house. 9 mins to beautiful Utah beach. 10 mins to Sainte-Mere-Eglise with all amenities. Cherbourg Ferry terminal 45 mins. 15 mins to Carentan SNCF with trains to Paris.

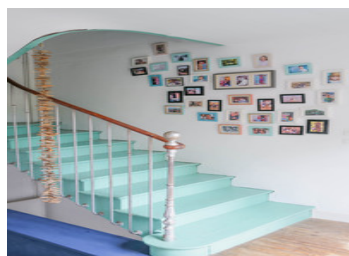


ENERGY - DPE



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

Idyllic property with endless opportunities. Gated entrance leading to large courtyard with ample parking. Entering the property we find a vestibule with guest W.C, access to the large kitchen diner to the right and the living room to the left. Ahead the wide original stone staircase ascends to the first floor. The kitchen diner is the heart of the home, a large space (35m²) with modern kitchen and farmhouse dining table. The AGA and the open fireplace make this a welcoming family space. At the rear of the kitchen there is a utility space and wine cellar, this space offers a second access to the luminous living room from the kitchen. The spacious living room with its double aspect windows and an open fire provides a wonderful space to relax with friends and family. Through from the living room we have a third room (office) with access to the courtyard. This useful room/bedroom/office takes us through to the boiler room and main utility room with access to the rear of the property. Ascending the stone staircase to the first floor we have three huge bedrooms of (26, 33 and 20 m²), each with their own ensuite bathrooms and two with walk in wardrobes/storage rooms. The staircase continues to the loft where we have a further two large bedrooms and a W.C, easily large enough to incorporate a shower room. This concludes the living area of the property. Outside in the courtyard...

LOCAL TAXES

Taxe foncière: 1340 EUR

Taxe habitation: EUR

NOTES