

A spacious estate including a stone farmhouse with 3 guest houses, outbuildings, ponds and 3 hectares of land.

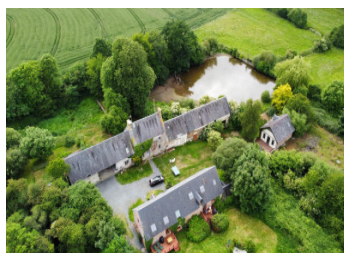


INFORMATION

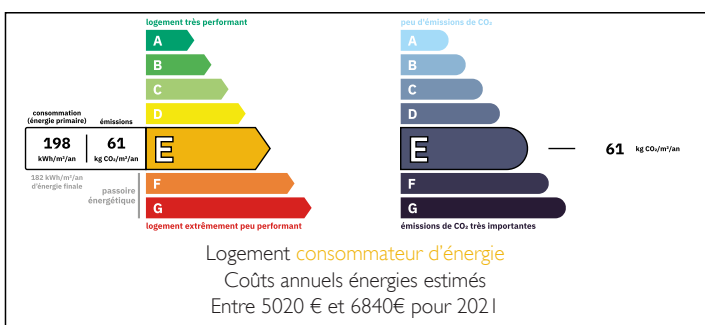
Town:	Saint-Amand-Villages
Department:	Manche
Bed:	10
Bath:	5
Floor:	410 m2
Plot Size:	28500 m2

IN BRIEF

This exceptional property offers a rare opportunity to purchase a complete complex of dwellings, comprising of a large stone farmhouse with plenty of original features, three independent guest houses, renovated to a very high standard, large outbuildings, ponds and with approx 3 hectares of land. Located in the heart of Normandy, this guest house complex is within easy reach of the D-Day beaches as well as the ferry port of Caen.



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 foncière: 1949 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main farmhouse has a generous sitting and dining room with exposed beams and an original fireplace with a wood burning stove. Also on the ground floor is a small office and bedroom, a modern fully fitted kitchen, shower room and W.C., a boot room which has access to the adjacent garages.

On the first floor there are a further 3 bedrooms and a bathroom. On the second floor and under the eaves is a spacious and light bedroom and living space.

There are large outbuildings and garages on either side of the main farmhouse offering further potential to develop the estate.

On the other side of the courtyard are 2 guest houses, the largest comprises of on the ground floor; 3 bedrooms, one of which has an en suite and a separate W.C. The first floor offers a large open plan living area with a modern kitchen and bathroom. To the rear is a private wooden terrace with views over the mature gardens and paddock.

The second guest house has a generous open plan living and kitchen area with a bathroom and W.C.; on the second floor is a spacious bedroom.

Next door is an adjoining outbuilding which is currently being used as a games room and also houses the central heating boiler which serves both guest houses.

There is also the original small stone bread-oven house, which has been sympathetically renovated.

The third guest house is located at the far end of the courtyard and is an independent...