

UNDER OFFER Beautiful presented 9 Bedroom Country property with Gite small lake and stunning garden.

EXCLUSIVE



INFORMATION

Town:	Saint-James
Department:	Manche
Bed:	9
Bath:	5
Floor:	276 m2
Plot Size:	8037 m2

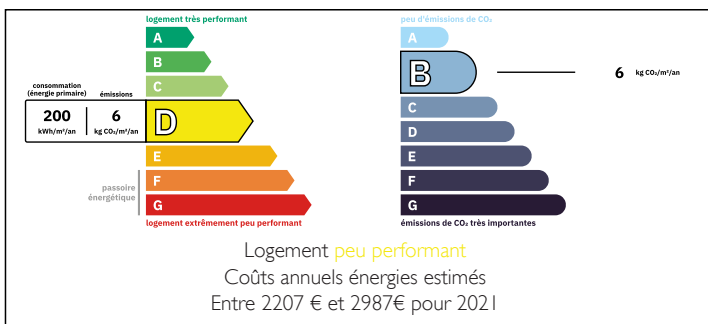
IN BRIEF

Beautifully Renovated Stone Property with Two Gîtes in Rural Normandy

This stunning stone property is nestled in the tranquil Normandy countryside and has been beautifully finished throughout. The main house includes two separate gîtes: a 3-bedroom gîte at one end and a 1-bedroom gîte at the other, making it an excellent opportunity for rental income or hosting family and friends.

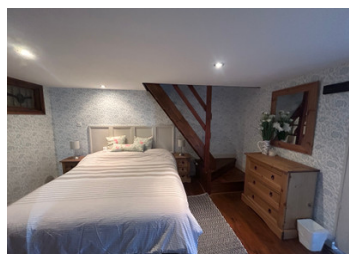
The property sits on picturesque grounds, featuring a serene lake, a charming fishing hut, a workshop, a games room, a garage, and several outbuildings. Ideally located, it's just 6 km from both Pontorson and St. James, and a mere 20 minutes from the vibrant market town of Saint-Hilaire-du-Harcouët. The iconic Mont Saint-Michel is also only a 20-minute drive away, adding to the appeal for visitors.

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

Main House

Entering the house through a porch / conservatory leading you into a great sized kitchen with room for a dining table this is a lovely space with its Wooden beams and country cottage features and gives a great view of the Garden.

Moving into the main living space, this room is designed to accommodate both relaxation and entertainment, with ample space for a larger dining table that invites family and friends to gather for meals. The corner sofas provide a comfortable spot to unwind, while the recently installed pellet burner offers warmth and ambiance, making this space perfect for chilly evenings.

The beautiful granite fireplace serves as the focal point of the room, drawing attention with its stunning craftsmanship and natural stone work. The wooden beams and flooring add a rustic touch, enhancing the country feel, while the exposed stonework on the walls adds character and charm. This combination of elements creates a welcoming atmosphere, making the main living space an ideal spot for cozy nights or lively celebrations. The overall design reflects a harmonious blend of comfort and style, inviting you to create lasting memories in this enchanting home.

A door from the lounge with its stained-glass work leads to the rear of the property and a beautifully designed upstairs area that would be perfect for a bed and breakfast.

Bedroom I

This Is a spacious room on the left and is...

LOCAL TAXES

Taxe foncière: 1690 EUR

Taxe habitation: EUR

NOTES