

Unique manor house with horse facilities, its own river and 3.4 hectares of land

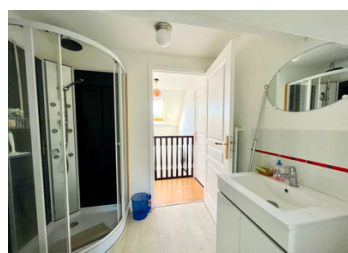


INFORMATION

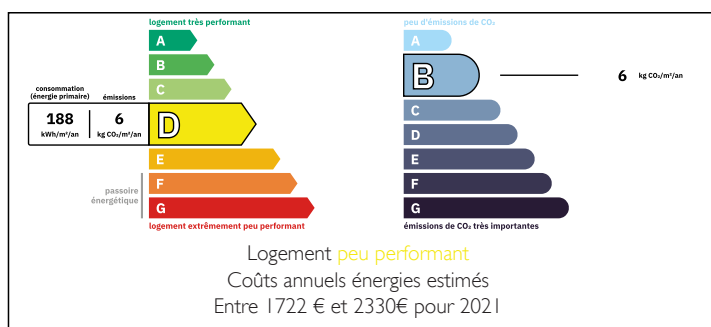
Town:	Le Mesnil-Gilbert
Department:	Manche
Bed:	5
Bath:	3
Floor:	185 m2
Plot Size:	34040 m2

IN BRIEF

Escape to your own private paradise in this magnificent manor house set on 3.4 hectares of picturesque, fenced land. A rare gem, this estate boasts its own tranquil river, outside pool, and equestrian facilities. The fully insulated home features an eco-friendly heating system for sustainable comfort. With ample space for hobbies and relaxation, this unique property offers an unparalleled country lifestyle for those seeking exclusivity and natural beauty. A true legacy estate ready to be your family's ultimate retreat.



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

Discover the perfect country estate for upscale country living

Nestled in 3.4 hectares of unspoilt land, this exceptional property offers a unique opportunity to enjoy the country lifestyle without sacrificing luxury or comfort. The 185 m² residence has been immaculately designed to offer every comfort and enjoyment.

A large entrance area welcomes you. Here you will find an exquisite kitchen with high-quality appliances, a generous cooking island and an inviting dining area that is perfect for socialising. The adjoining living room with a cosy wood-burning fireplace merges seamlessly like the kitchen into a sun-drenched conservatory - an idyllic place to relax and enjoy the picturesque surroundings.

A staircase in the entrance area leads up to two spacious bedrooms, one of which has its own dressing room and en-suite bathroom with shower and toilet, and a further well-equipped bathroom with shower and toilet and a separate office room.

On the second floor there are two further relaxing bedrooms and another bathroom with shower and WC.

In the basement, a huge cellar offers ample storage space and direct access to the picturesque rear courtyard.

Outside, an abundance of amenities await you. A charming bakehouse, a large workshop, two garages and various outbuildings offer endless potential for hobbies and projects. Horse lovers will enjoy the horse stables and fenced pastures, while gardeners will appreciate the lovingly planted vegetable patch, greenhouse and orchard. Relax by the pool, host a party in one of the sheltered outdoor living areas or explore the tranquil river that...