

Beautiful 17th century property and séparate gite close to the coast in over 4 hectares.



## INFORMATION

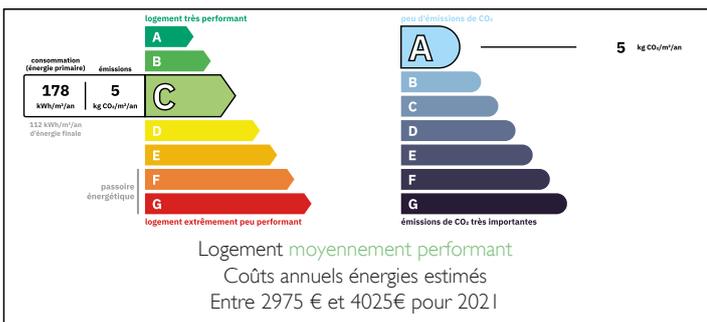
Town:	Le Mesnil
Department:	Manche
Bed:	10
Bath:	2
Floor:	438.67 m2
Plot Size:	40671 m2



## IN BRIEF

Historic property dating back to the beginning of the 17th century nestled in over 4 hectares of beautiful countryside just 5km from the coast. Close to the popular seaside towns of Portbail and Bameville-Carteret. The main house has 7 bedrooms and a ground floor that could be converted into separate accommodation with its own kitchen. The gite is set apart from the main house with 3 bedrooms and separate garden area and could provide income. The house is heated with an air-source heat pump giving it an energy efficiency rating of "C", unusual for a large property of this age. At ground level there is a storage area and workshop. There is even a private boating lake.

## 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

- 2 properties with 10 bedrooms
- over 500 square metres living space
- Fireplace with wood burner
- 4 hectares of gardens and land
- Air source heat pump
- boating lake

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES