

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



INFORMATION

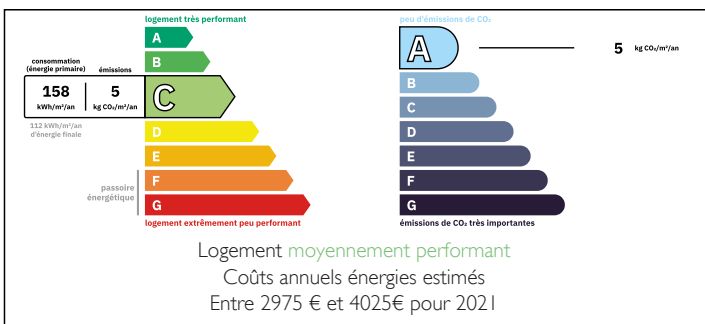
Town:	Le Mesnil
Department:	Manche
Bed:	10
Bath:	2
Floor:	439 m2
Plot Size:	40671 m2



IN BRIEF

William Darwen and Leggett are proud to present this remarkable historic property dating back to the early 17th century, set in over 4 hectares of beautiful Normandy countryside just 5 km from the coast and close to the popular seaside towns of Portbail and Barneville-Carteret. The main house offers 7 bedrooms, with potential to create independent ground-floor accommodation complete with its own kitchen. A separate 3-bedroom gîte with private garden provides excellent income potential. Rare for a property of this age, the house is heated by an air-source heat pump and boasts an energy rating of "C". Additional features include a workshop, storage areas, and a private boating lake. Combining history, charm, and modern efficiency, this unique Normandy estate is ideal as a family home, holiday retreat, or income-generating investment.

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.

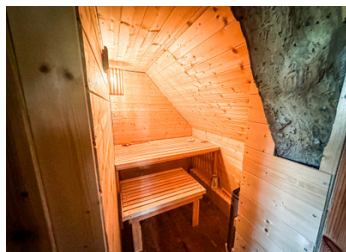
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



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

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