

Sustainable paradise consisting of 5 residential units with huge business potential

EXCLUSIVE



INFORMATION

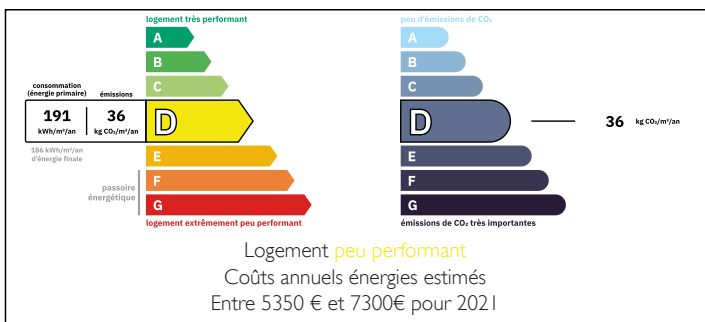
Town:	Ver
Department:	Manche
Bed:	8
Bath:	5
Floor:	262 m2
Plot Size:	9732 m2

IN BRIEF

For sale is a unique stone house consisting of a main house and four adjoining holiday homes. With a total of 262 m² of living space and outstanding sustainability, this property offers modern amenities and environmentally friendly technologies, including green electricity and sustainable heat generation. Each of the holiday homes has its own entrance and excellent insulation to ensure maximum comfort. The one-hectare property, which is also suitable for keeping animals, has numerous retreats, including an idyllic pond and a small stream that runs through the pastures. The property has been awarded the 'La Clef Verte' eco-label and includes a well-tended garden, a car park with electric car charging station and many other highlights for nature and tranquillity lovers.



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:	416 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

A stone house with a slate roof, comprising a residential unit and 4 holiday homes, structured as follows:

Residential unit:

- On the ground floor: a kitchen, a lounge, a bathroom with shower and toilet and a veranda.
- On the 1st floor: two bedrooms

BAMBON Gîte:

- On the ground floor: a veranda, an open-plan kitchen with dining area and a bathroom with shower and toilet.
- On the 1st floor: two bedrooms.

CIDRE Gîte:

- On the ground floor: a bedroom, a living room, a kitchen and a bathroom with shower and toilet.

MAUVE gîte:

- On the ground floor: a veranda and a kitchen with a lounge area.
- On the first floor: a bedroom and a bathroom with shower and toilet.

RAISIN gîte:

- On the ground floor: a kitchen with a dining area, a lounge/bedroom and a bathroom with shower and toilet.
- On the first floor: two bedrooms.

In addition: boiler room and tool shed, attic, small shop.

Outside: a garden, a parking space with charging point for electric cars, two animal shelters, a pasture, terraces, barbecues, a pond.

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