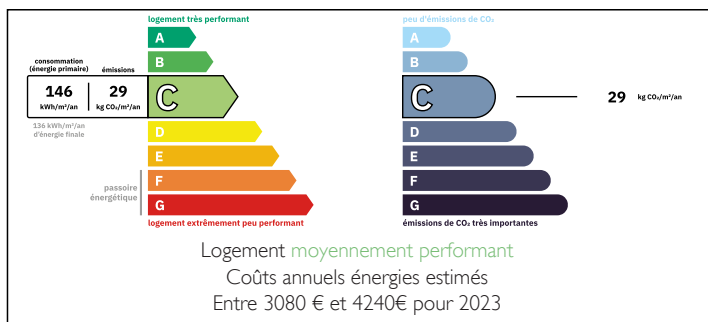


**\*\*UNDER OFFER\*\*** Beautifully renovated country home 19km from the coast and 32km from Cherbourg ferry port

**EXCLUSIVE**



## ENERGY - DPE



## INFORMATION

Town:	Orglandes
Department:	Manche
Bed:	3
Bath:	3
Floor:	215 m <sup>2</sup>
Plot Size:	12085 m <sup>2</sup>

## IN BRIEF

William Darwen & Leggett proudly present this beautifully restored Normandy countryside property, finished to a high interior standard by the current owners. Located on the edge of a charming village, the home is just 11 km from Montebourg and 12 km from Valognes – “Le Versailles Normand”, offering excellent shops, restaurants and 6–8 direct trains to Paris daily. Cherbourg ferry port is 33 km away, Quinéville beach on the east coast is 19 km, and Carteret on the west coast is 30 km.

The property offers exceptional equestrian potential - 11 stables and a training area, plus multiple outbuildings with development opportunities including a large barn, bread oven, & garage with staff accommodation. Set in attractive grounds with mature trees, a pond and a stream, the estate provides a peaceful rural setting.

With an Energy Performance Rating of C, the...

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

The main house is of stone construction with a slate roof.

Ground floor: Entrance (9.2m), Library/Bedroom with fireplace (21m<sup>2</sup>), Living room with fireplace (28m<sup>2</sup>), Kitchen with dining area (28m<sup>2</sup>), Laundry room (6m<sup>2</sup>), shower room with WC (4.5m<sup>2</sup>) Boiler room/storage area (18m<sup>2</sup>)

First floor: Master bedroom (40m<sup>2</sup>) with en-suite shower room & WC (10.5 m<sup>2</sup>), Bedroom 2 (23m<sup>2</sup>), Bedroom 3 (18m<sup>2</sup>), Shower room with WC (5.3m<sup>2</sup>) landing (8.5m<sup>2</sup>)

Second Floor: 2 separate storage areas with conversion potential (35m<sup>2</sup>)

Gas central heating (underfloor on ground floor)

Double Glazing with wooden shutters

Garage with accomodation on first floor

11 horse boxes

Traning area

Bread oven

Pond and stream

Garden and parking area

Septic tank (awaiting report)

"C" rating energy performance

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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 foncière: 1835 EUR

Taxe habitation: EUR

## NOTES