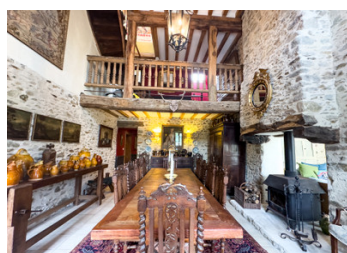
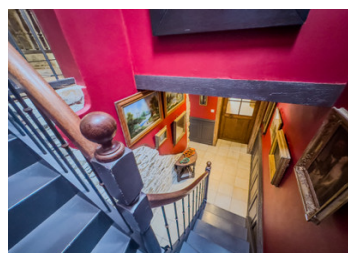


Exceptional detached 4 bedroomed house 2 miles from sandy beaches with heated swimming pool



## INFORMATION

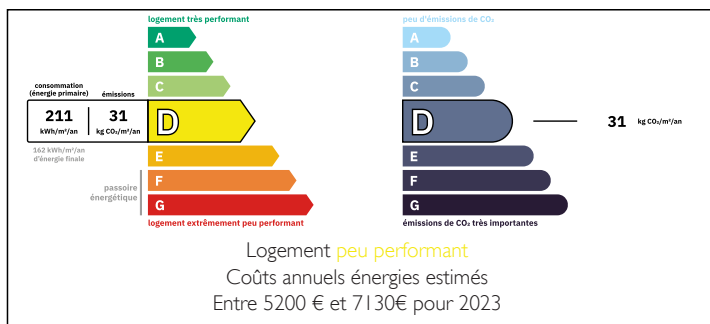
Town:	Gouville-sur-Mer
Department:	Manche
Bed:	4
Bath:	3
Floor:	277 m2
Plot Size:	1000 m2



## IN BRIEF

Meticulously renovated from traditional Norman stone buildings, this generously proportioned (277m2) house boasts 4 bedrooms, 3 bathrooms, a large living room and a dining room with minstrels gallery, a large light and open kitchen & dining area with doors leading to a courtyard on one side and a heated pool with terrace on the other. The village, restaurants and beach of Gouville-sur-mer are just a couple of miles away, and Coutances is under 7 miles.. The property would make an ideal luxury holiday home and / or possible high value seasonal rental investment. Furniture is not included in the price but the owner is open to negotiation for those that want to preserve the exquisite styling.

## 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

### Ground Floor

- Large fitted kitchen (39m<sup>2</sup>)
- Conservatory dining area (16m<sup>2</sup>)
- Boiler and Laundry room (7m<sup>2</sup>)
- WC (2m<sup>2</sup>)
- Games room (18m<sup>2</sup>)
- Formal dining room (20m<sup>2</sup>)
- Large living area (56m<sup>2</sup>)
- Bedroom (16m<sup>2</sup>)
- Ensuite shower room (6m<sup>2</sup>)
- Staircase leading to

### First floor

- Landing with minstrels gallery (8m<sup>2</sup>)
- Master bedroom and dressing room (12m<sup>2</sup>)
- Ensuite bathroom (6m<sup>2</sup>)
- Shower room and WC (6m<sup>2</sup>)
- Staircase leading to

### Second floor

- Triple bedroom (11m<sup>2</sup>)
- Double bedroom (11m<sup>2</sup>)

### Outside

- Terrace & heated pool (10m x 4.5m x 1.4m)
- Enclosed courtyard
- Garden and off- road parking

Double Glazing, oil-fueled heating and fibre internet connection.

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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