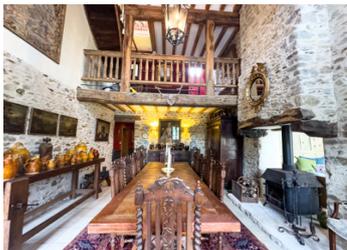


Exceptional detached 4 bedroomed house 2 miles from sandy beaches with heated swimming pool



## INFORMATION

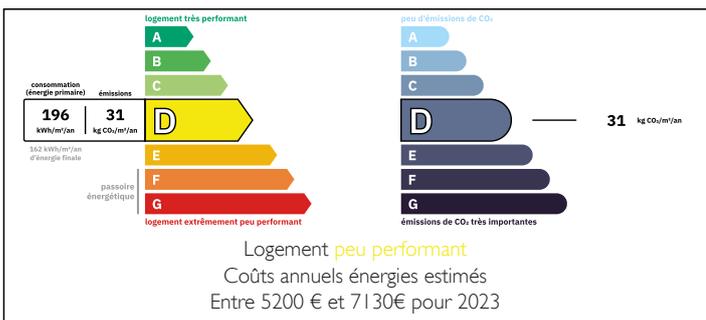
Town:	Gouville-sur-Mer
Department:	Manche
Bed:	4
Bath:	3
Floor:	277 m2
Plot Size:	1000 m2



## IN BRIEF

William Darwen and Leggett are proud to present this meticulously renovated home created from traditional Norman stone buildings, offering 277 m<sup>2</sup> of stylish living space. The property includes 4 bedrooms, 3 bathrooms, a spacious living room, a dining room with minstrel's gallery, and a bright open-plan kitchen and dining area with access to both a courtyard and a heated pool with terrace. Perfect as a luxury holiday retreat or high-value rental investment, the house combines elegance with modern comfort. The village, restaurants, and sandy beach of Gouville-sur-Mer are just a couple of miles away, while Coutances with full amenities is less than 7 miles. Furniture is not included, but the owner is open to negotiation for those wishing to retain the exquisite interior styling. A rare opportunity to own a beautifully restored Normandy coastal property.

## 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