LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36835AA50 Price: 20 000 EUR

agency fees to be paid by the seller

Two Character Homes for Renovation with Land – Quiet Lane Near Mortain, Basse-Normandie

EXCLUSIVE















INFORMATION

Town:	Saint-Clément-Rancoudray
Department:	Manche
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	2920 m2

IN BRIEF

FOR SALE – Character Property for Full Renovation near St. Clément, Normandy

A rare opportunity to restore two traditional Norman dwellings, peacefully situated along a quiet country lane on the edge of St. Clément, in the heart of Basse-Normandie.

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36835AA50 Price: 20 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

This renovation project includes two separate stone buildings – a detached house and a semi-detached dwelling – both in derelict condition and in need of complete refurbishment. Set on a generous plot of land, the site is surrounded by tranquil countryside and offers endless potential, whether for a permanent home, holiday retreat, gîte business, or multi-generational living (subject to the usual planning consents).

The Main House
The primary dwelling is a detached, traditional stone-built house typical of the region, with charming original features still intact. While currently uninhabitable, the building offers a solid footprint for transformation, with scope for a kitchen/diner, sitting room, utility, and 2–3 bedrooms depending on your final plans.

The Second Dwelling
Located nearby on the same plot is a semi-detached stone cottage, also requiring full renovation. It lends itself perfectly to a guest house, holiday rental, studio, or independent annexe for visiting family and friends. The flexibility of two separate dwellings adds real value and development potential.

The property is currently off-grid with no working water or electricity. Nearby connections are believed to be available and installation of a septic system will be required. All renovation and building works would be subject to local planning permissions.

The plot offers a peaceful, private setting with mature trees and countryside views. The land is ideal for a kitchen garden, orchard, or terrace – and there's ample room for parking, garaging, or further development subject to permissions. It's a superb canvas for anyone looking to embrace rural French living and...