

Pretty 3-bed house and independent gite, beautifully kept gardens & land, close to Sourdeval and Tinchebray.



INFORMATION

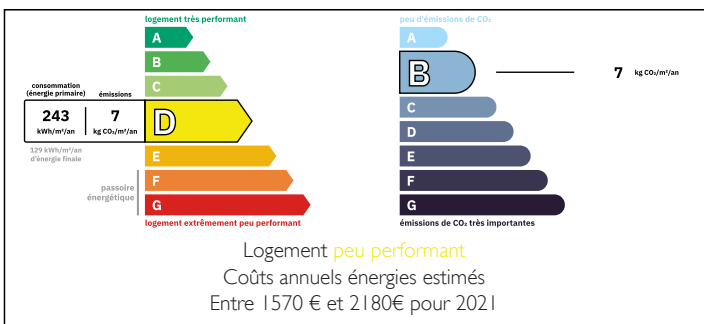
Town:	Chaulieu
Department:	Manche
Bed:	3
Bath:	2
Floor:	92 m2
Plot Size:	4360 m2



IN BRIEF

UNDER OFFER Located between Tinchebray and Sourdeval, and just 12 km from the town of Vire, this very pretty and well-presented house offers 3 bedrooms within the main residence. A separate building provides an excellent business opportunity, ideal for use as a guest house or B&B with an annexe of 50m2. The property also benefits from spacious areas suitable for workshop use and garage space. Additionally, there is a small wooden shed/stable, perfect for keeping small animals or even donkeys. The charming garden and peaceful setting make this a truly appealing countryside home.

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

The property is accessed via a private gated entrance and sits within mature, well-maintained gardens that provide a lovely, peaceful setting. On the ground floor, there is an open-plan kitchen and dining area with double doors opening onto a terrace, offering a charming view over the pretty gardens and green surroundings. There is also a bathroom and a comfortable sitting room with a wood-burning stove, adding a cosy touch to the living space.

Upstairs is 3 bedrooms, one of which has an ensuite.

A large independent stone building offers versatile space, including a garage and workshop area on the ground floor. On the first floor, you'll find a completely renovated studio apartment, presenting an excellent business opportunity, or perfect for family, guests, or even as a private office.

The pretty land and gardens offer plenty of potential, with space that can be easily adapted for smaller animals. It's an ideal setting for gardening enthusiasts, with ample room for growing your own vegetables and enjoying outdoor space.

To sum up, this property is both charming and very well-presented, offering a spacious yet easy-to-maintain home. It provides an excellent business opportunity and is set in a picturesque location, while still being conveniently close to towns with all essential amenities. With its separate studio apartment and versatile spaces, it would be perfect for those seeking a home with a dedicated office for remote working in a peaceful environment.

Many more photos on demand.

Information about risks to which this property is...

LOCAL TAXES

Taxe foncière: 800 EUR

Taxe habitation: EUR

NOTES