

Amazing opportunity to own a beautifully detached property with gite, outbuildings and lake. Set in 3ha land.



INFORMATION

Town:	Moyon Villages
Department:	Manche
Bed:	5
Bath:	2
Floor:	237 m2
Plot Size:	30000 m2

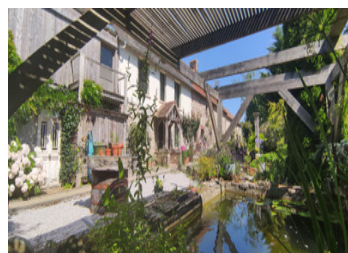
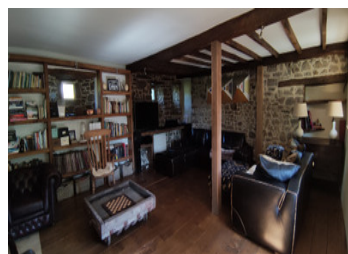
IN BRIEF

Main house offers 4 bedrooms. Attached gite 1 bedroom.

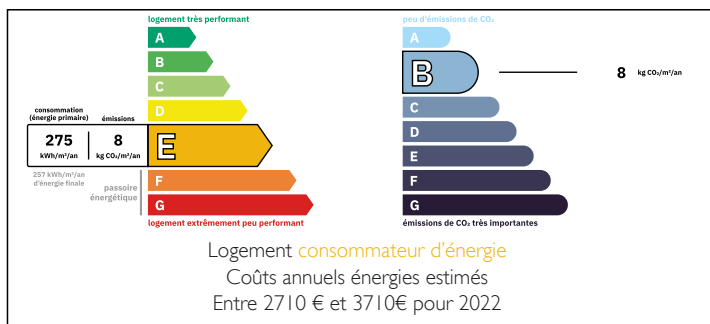
Well placed, near village of Moyon and only 12 km to St Lo.

Set down a quiet no through lane.

Contact for more photos and drone imagery.

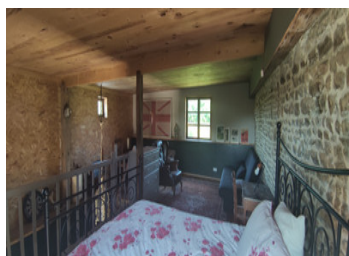


ENERGY - DPE



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

Main house - laid out as follows - Well equipped kitchen, with additional larder space open plan to the dining area, which has a focal point 'aga' style cooker/heater. Through to the large living room which has lots of original features retained as well as a log burner. (Both heating systems have back boilers too, so they heat radiators throughout the house.).

1st floor - Family bathroom with both shower and bath. Separate toilet.

2 good size double bedrooms and then the master suite, which has vaulted ceilings, large walk in wardrobe, aswell as a lovely mezzanine area, great place to escape for a bit of quiet time. An additional room which could become the master en-suite or office space.

2nd floor - good size bedroom with en- suite shower room and W.C.

To the left end of the property an attached 'maison d'amis', with lounge area. Kitchen, shower room, plus large space for bedroom.

To the right end of the property, attached old house, waiting to be converted into further accomodation if required.

Immediately around the house, patio seating areas, a small pond within all of the flower beds offering a really pretty and tranquil space.

Then there are numerous other outbuildings, garaging etc. and not forgetting the very sociable area of the Bar (or man cave depending on who is asking!)

The land is then divided into paddocks all around the property leading out to the lake area. So this offers the opportunity to...

LOCAL TAXES

Taxe habitation: EUR

NOTES