

Large contemporary house in the countryside. Spectacular views. Landscaped grounds. South facing terrace.

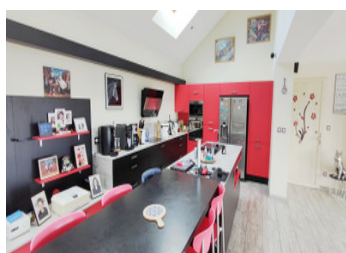
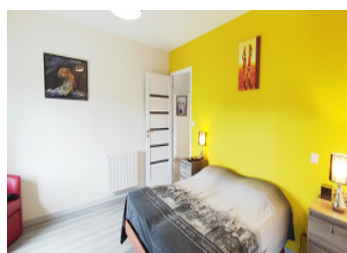


## INFORMATION

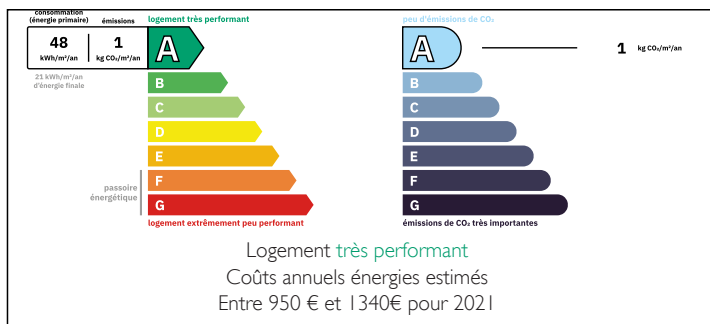
Town:	Saint-André-de-Bohon
Department:	Manche
Bed:	4
Bath:	2
Floor:	245 m2
Plot Size:	8298 m2

## IN BRIEF

A fabulous contemporary property nestled in the Normandy countryside. Designed for ease of living. Huge open plan living area with three large patio doors giving access to the full length south facing terrace. Fully equipped kitchen with island. Ground floor living with bedroom and full bathroom. State of the art heating (underfloor). Huge garage with electric doors, think 6 cars plus. Above the garage is a large developable loft area, boarded out. On the first floor there are three large bedrooms, one is a parental suite with dressing room and bathroom. Outside the land is landscaped to the south beyond the terrace featuring a pond. To the side is an enclosed grassed area, currently home to chickens and a goat and to the rear is a small field suitable for animals. A large carport with rain collection...

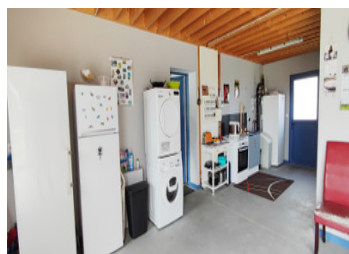


## ENERGY - DPE



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

At the end of a country lane we find this beautiful contemporary home with landscaped grounds. Built in 2017 it benefits from recent innovations including insulation (over engineered) and drainage (microstation) and heat pump. Double glazed throughout and with A - A energy rating, this property is as close to passive as you could hope. Underfloor heating warms the whole 138m2 ground floor living area. The main space offers high ceilings and skylights to let the light flood in. There is a ground floor bedroom and a full bathroom just off the living area. There are three large patio doors that give access to the full length south facing terrace. Further on there is a beautiful pond with goldfish. Further still we enjoy the spectacular views over the countryside. On the first floor we have a further three large bedrooms, one of which has a designated dressing room and bathroom, parental suite. A separate W.C. is conveniently located at the end of the landing. Back on the ground floor we have direct access to the rear kitchen and laundry area. from here you can appreciate the immense open garage space, enough to house 6 vehicles plus. Above is a large loft area, currently boarded out, that could be used for a games room, or even additional living space. A large gravel area sweeps in from the gated entrance and provides parking for multiple vehicles. A carport offer extra storage for garden equipment or a...

## LOCAL TAXES

**Taxe foncière: 1041 EUR**

**Taxe habitation: EUR**

## NOTES