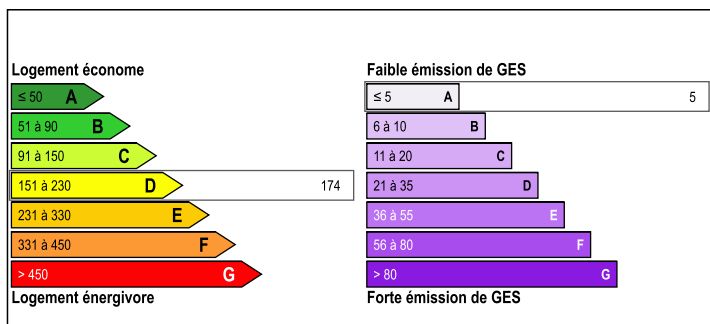


Charming property composed of a main house and a former mill converted into a guest house on an island



## ENERGY - DPE



## INFORMATION

Town:	Tessy-Bocage
Department:	Manche
Bed:	5
Bath:	3
Floor:	285 m2
Plot Size:	30000 m2

## IN BRIEF

Nestled along the Vire River, this exquisite property is presented in immaculate condition and comprises a 320 m² main residence with three bedrooms, two bathrooms, and a charming guest house. The setting is idyllic—serene, bucolic, and steeped in character.

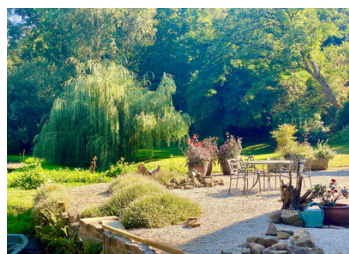
The main house boasts generous proportions and authentic features, with an attic showcasing a magnificent exposed timber frame, offering excellent potential for conversion.

Formerly a mill, the guest house (approx. 45 m², 75 m² floor area) has been thoughtfully restored to include a spacious living and dining area with a kitchen corner, two bedrooms, and a bathroom. Beneath, the ground floor accommodates a large workshop.

This rare property combines history, charm, and comfort, ideal for both private enjoyment and hosting. Additional photos and videos are available upon request.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

On the ground floor of the main house you will find:

- an entrance hall with staircase
- a 20 m<sup>2</sup> kitchen
- a spacious 53 m<sup>2</sup> living and dining room with a wood-burning stove
- a utility room

Upstairs, there are three bedrooms and two shower rooms with toilets:

- a 35 m<sup>2</sup> bedroom with en-suite shower room and WC
- a 27 m<sup>2</sup> bedroom
- a 21 m<sup>2</sup> bedroom

an additional shower room with WC

The guest house, located on the first floor of the former mill, offers 45 m<sup>2</sup> of living space (75 m<sup>2</sup> floor area). It includes a generous living and dining room, a kitchen corner, and two bedrooms. On the ground floor of this building, there is a large workshop.

The grounds, covering just over 3 hectares, feature two islands (one of which is home to the guest house), as well as woodland and meadows.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>