

Stunning 5-bed detached property in the heart of Saint-James (South Manche)



INFORMATION

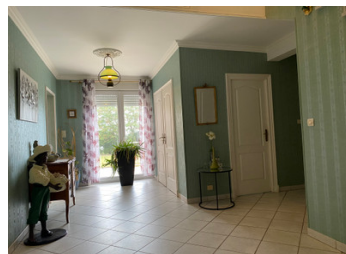
Town:	Saint-James
Department:	Manche
Bed:	5
Bath:	2
Floor:	226 m2
Plot Size:	6438 m2

IN BRIEF

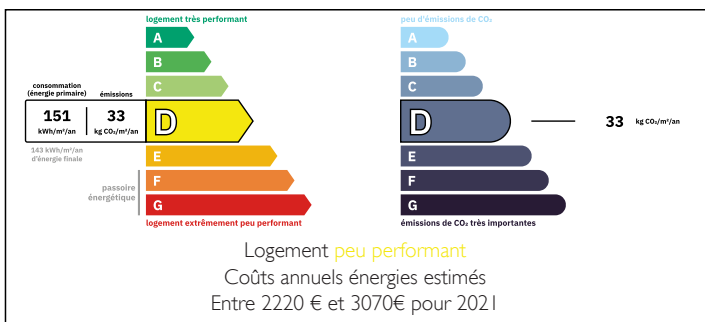
This stunning home is in a peaceful and private setting, yet walking distance to shops and amenities. The ground floor comprises an entrance hall, fitted kitchen with utility room, living and dining room, double bedroom, shower room with separate WC and study.

A beautiful marble staircase leads up to the 4 bedrooms and bathroom with separate WC upstairs.

The basement has a laundry room, a games room with a fireplace, a wine cellar, workshop, garage space for 4 cars with height for a camper van, and a wood store. There is a field behind the property which could be used for grazing but which is also constructible land.



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

A sweeping driveway through the established garden leads up to the property and around to the rear where you have the 2 new electric garage doors, one of which has the extra height required for a camper van.

The property is in excellent condition and benefits from mains drainage. It has underfloor heating and is very well insulated, DPE rating "D". Windows are double-glazed and have electric or manual shutters.

Saint James is a small town in the South Manche part of Normandy, very close to the Brittany border. It has access to the A84 motorway running between Caen and Rennes and is just 20km from the famous Mont Saint Michel.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES