

A stunning property with equestrian facilities, set on generous land and close to scenic bridleways.

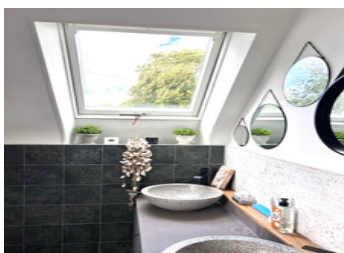


INFORMATION

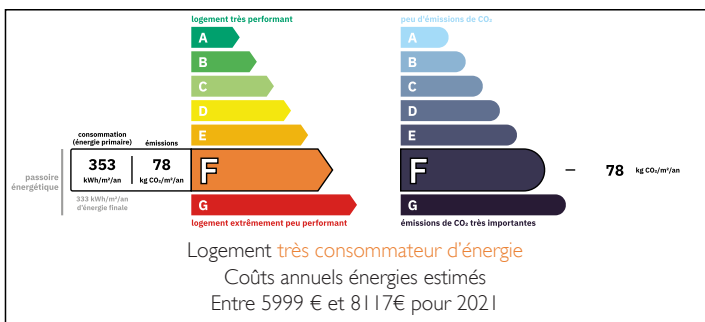
Town:	Landelles-et-Coupigny
Department:	Calvados
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	27613 m2

IN BRIEF

This beautifully presented and spacious home offers up to five bedrooms, benefiting from central heating and double glazing throughout, and is set in a superb location with excellent equestrian facilities including an approximately 1000m² outdoor arena with lighting and stabling for up to five horses. The house sits on well-maintained land, with the garden overlooking securely fenced paddocks and enjoying stunning countryside views, while bridleways are right on the doorstep. Conveniently located near the village of Landelles-et-Coupigny, the property is also within easy reach of Saint Sever, Vire, and the larger town of Saint-Lô.

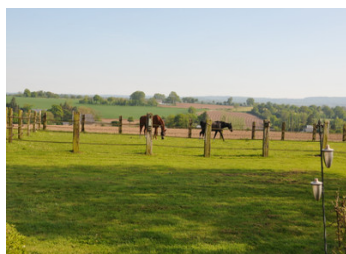


ENERGY - DPE



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

Reached by a small lane, this delightful home is surrounded by beautifully kept gardens and welcomes you with a cosy, fully equipped kitchen complete with wood-burning stove; alongside is a spacious sitting room with an impressive granite fireplace, also with a stove, and French doors opening onto the terrace where you can enjoy the gardens, paddocks and far-reaching countryside views. Upstairs you'll find space for up to four bedrooms, two perfect as charming little offices or hobby rooms, while the top floor beneath the eaves offers a characterful bedroom and a handy attic space for storage.

Across the lane you'll find a range of versatile outbuildings, previously used for up to five stables/stalls all with water and electricity, offering plenty of space as a garage, workshops, or a host of other uses. A generous outdoor arena of around approximately 1,000m² with lighting is close to the stables, while the well-fenced paddocks surrounding the house and additional grazing land opposite provide wonderful space for horses or livestock. With bridleways right from the doorstep and its charming setting, this property is a real eye-catcher, perfectly suited to country living

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

LOCAL TAXES

Taxe foncière: 980 EUR

Taxe habitation: EUR

NOTES