

Stone Normandy Farmhouse with Gîte near Saint-James and Mont-Saint-Michel



INFORMATION

Town:	Saint-James
Department:	Manche
Bed:	6
Bath:	4
Floor:	330 m ²
Plot Size:	3410 m ²

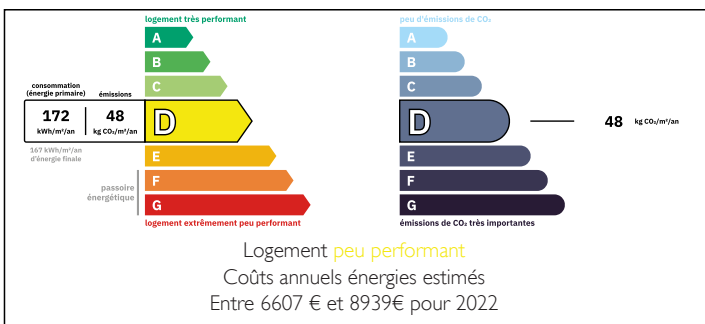
IN BRIEF

Discover this spacious and characterful stone farmhouse near Saint-James, perfectly positioned close to the Normandy–Brittany border and within easy reach of Mont-Saint-Michel. Offering around 330 m² of living space, the property features a welcoming main home plus a self-contained 2-bed gîte, ideal for visiting family, multi-generational living, or holiday rental income. Inside, you'll find light-filled reception rooms, a well-equipped kitchen, comfortable bedrooms and a warm rustic charm with exposed beams and stone walls.

The property sits on over 3,000 m² of peaceful grounds, complete with a barn, garage, garden areas and an old bread oven—perfect for creative projects, workshops or further development.

This is an excellent opportunity for those seeking a lifestyle move, a spacious countryside residence, or a home with business potential in a sought-after rural

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

Located near Saint-James on the Normandy–Brittany border, this property consists of a stone house with an attached self-contained gîte, a range of outbuildings, and land extending to approximately 3,000 m². The total internal living space is around 330 m². The layout and additional buildings provide scope for residential use, guest accommodation, home office functions, storage, workshops, or small-business activity.

Main House

The main residence provides multiple ground-floor reception rooms and a kitchen with direct access to the garden. The arrangement allows for standard family use or reconfiguration, depending on requirements. Bedrooms are located across the upper levels, with bathrooms situated appropriately for household use.

Gîte / Secondary Accommodation

The attached 2-bedroom gîte is fully self-contained, with its own entrance, kitchen, living area, bathroom facilities, and utility services. This unit can be used for:

Guest accommodation

Long-term or short-term rental

Multi-generational living

Workspace independent from the main house

This structure allows the property to function either as a single residence with annex or as two independent living units.

Outbuildings and External Areas

The land includes:

LOCAL TAXES

Taxe habitation: EUR

NOTES