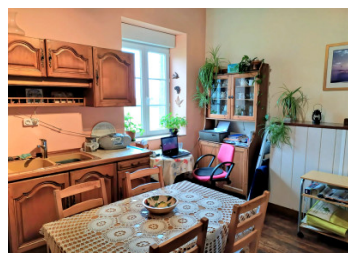
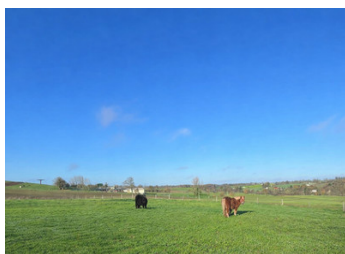


## Normandy Farmhouse with Land, Outbuildings, Chapel & Gîte Potential near Mont-Saint-Michel

EXCLUSIVE



## INFORMATION

Town:	Buais
Department:	Manche
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	9682 m2

## IN BRIEF

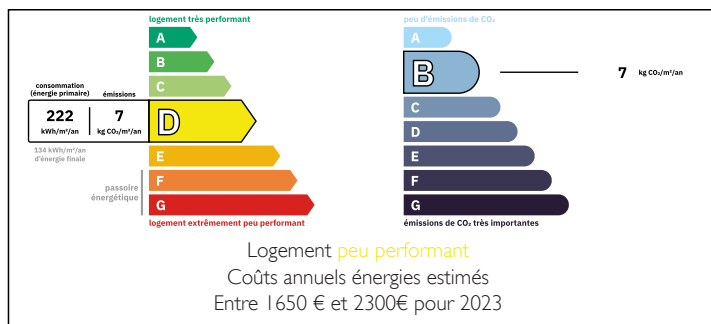
Charming Normandy Farmhouse with Chapel, Land and Gîte Potential

Peaceful countryside setting near Saint-Hilaire-du-Harcouët

Tucked away at the end of a quiet country lane, this charming Normandy countryside property offers privacy, tranquillity and open rural views, surrounded by nature with no through traffic. Despite its peaceful setting, local shops and amenities are just a six-minute drive away, making it ideal as a full-time home, holiday property or lifestyle project in France.

The farmhouse is currently arranged across two independent levels, each with a bedroom, bathroom, kitchen and living space, offering flexible accommodation for multi-generational living, guest accommodation or private quarters.

## ENERGY - DPE



Originally designed as a traditional three-bedroom

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

Charming Normandy Farmhouse with Chapel, Land and Gîte Potential

Peaceful countryside setting near Saint-Hilaire-du-Harcouët

Tucked away at the very end of a quiet country lane, this charming Normandy rural property offers privacy, tranquillity and open countryside views, with no through traffic and nature surrounding the home. Despite its peaceful setting, the property remains conveniently located with local shops and amenities just a six-minute drive away, making it equally suited to full-time living, a second home in France or a lifestyle change project.

The main farmhouse is currently arranged across two independent levels, providing a flexible living configuration that can easily adapt to a variety of needs. Each level currently benefits from its own bedroom, bathroom, kitchen and living space, allowing the property to function comfortably as multi-generational accommodation, a main residence with private guest quarters, or a home capable of welcoming visiting family and friends.

Under normal circumstances the property would present as a traditional three-bedroom family home. The current layout has been adapted purely to suit the vendors' personal needs and could easily be returned to a more conventional arrangement if desired.

### Accommodation

Ground Floor – currently arranged as independent accommodation

- Living area
- Kitchen space
- Bedroom
- Bathroom

First Floor – main living level

## LOCAL TAXES

Taxe foncière:	697 EUR
Taxe habitation:	EUR

## NOTES