

\*\*\* UNDER OFFER \*\*\*

EXCLUSIVE



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Quettreville-sur-Sienne |
| Department: | Manche                  |
| Bed:        | 0                       |
| Bath:       | 0                       |
| Floor:      | 0 m2                    |
| Plot Size:  | 17297 m2                |

## IN BRIEF

A unique opportunity to acquire a large 1.7-hectare piece of Normandy countryside with full utilities in place (mains water, electricity, drainage) and a charming old stone building ready for restoration. Located in the scenic village of Quettreville-sur-Sienne, this non-constructible land is ideal for leisure, nature projects, or sustainable uses such as permaculture, grazing, or glamping (subject to regulations). The plot includes an attractive mix of woodland, open grassland, a small lake, and a river on its boundary. Beautiful natural settings like this with water features and easy access to a village are rare. Perfect for those seeking peace, privacy, and a place to develop an eco-friendly or leisure-based project.



## ENERGY - DPE

DPE not required.

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

This property offers a total surface area of 17,297 m<sup>2</sup>, composed of mixed grassland, woodland, and water features. The plot includes a small natural lake at its center and direct access to a charming river along one side — providing a rich, biodiverse landscape with immense recreational and ecological appeal. The land is officially classified as non-buildable under the local zoning plan (PLU), but it is fully serviced — electricity, mains water, and mains drainage are already on site, making it highly unusual for a plot of this type in rural France.

On the land stands a small old stone building of approximately 30 m<sup>2</sup>, with a solid structure and a natural slate roof. It is connected to power and offers an excellent base for storage or as a characterful outbuilding or workshop, subject to local permissions. Its presence adds historical charm to an otherwise natural setting and makes it a rare feature for a rural leisure plot of this size.

The terrain has a mix of mature trees, wild vegetation, and open clearings, making it perfect for nature lovers, wildlife conservation, or sustainable agricultural activity. The land may also suit beekeeping, forestry, grazing, or low-impact leisure projects such as eco-camping or fishing.

Located just a few minutes from the center of Quettreville-sur-Sienne — where you'll find bakeries, groceries, schools, and health services — the property offers an ideal balance of rural tranquility and practical access. The coast and regional hub of Granville are approximately 20 minutes...

## NOTES