

Former farmhouse of 253 sqm in Canville-la-Rocque – 4 bedrooms + a 50 sqm gîte renovated in 2023



INFORMATION

Town:	Canville-la-Rocque
Department:	Manche
Bed:	6
Bath:	3
Floor:	303 m2
Plot Size:	9273 m2

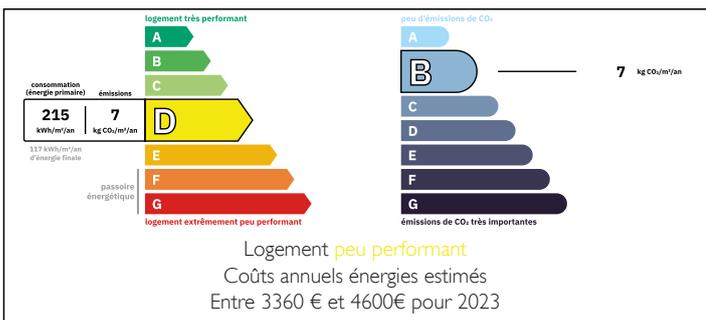


IN BRIEF

Stéphanie Nash and Leggett Immobilier International are delighted to offer for sale an exceptional former farmhouse in Normandy, located in the heart of the Cotentin, in the Manche, just a few kilometres from the beaches of the west coast. Set in a preserved rural environment with no immediate neighbours, this rare property provides an ideal setting for developing a gîte business, an equestrian centre, or any tourism- or nature-based professional activity.

The property sits on approximately 9,000 m² of land and comprises a 204 m² main house offering four bedrooms and generous living spaces, along with an independent 50 m² gîte, fully renovated in 2023 and ready for immediate use as a holiday rental. Numerous outbuildings and barns complete the property, offering exceptional development potential. These buildings can be converted into additional gîtes, stables, or storage spaces.

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

Set on approximately one hectare of land, this authentic character property in Normandy is arranged around a large central courtyard, offering an ideal setting for a charming gîte project, a tourism-related business, equestrian use, or simply a beautiful family home.

The main house, with a surface area of around 205 m², immediately impresses with its warm atmosphere, generous proportions and well-preserved authenticity.

From the moment you enter, the charm is evident, with a formal entrance featuring a stone staircase, beneath which lies a functional space that can be used as a cloakroom or wine cellar. A 10 m² office, enhanced by original cement tiles, provides an ideal workspace for remote working or managing an on-site professional activity. The ground floor also includes a cosy living room with an open fireplace, as well as a separate WC.

The house then opens onto a bright and spacious 31 m² living area, flooded with natural light thanks to its French doors and skylights. This welcoming space combines a dining area, a high-quality fitted kitchen, and a lounge, creating a perfect setting for family life or entertaining guests. Direct access leads to a paved terrace, ideal for outdoor dining. A large and highly practical utility room of approximately 15 m² completes this level.

Upstairs, a hallway leads to two generous bedrooms of approximately 15 m² and 27 m², a dressing room, a WC, and a large 12 m² bathroom fitted with both a bathtub and a walk-in shower, offering excellent comfort whether...

LOCAL TAXES

Taxe habitation: EUR

NOTES