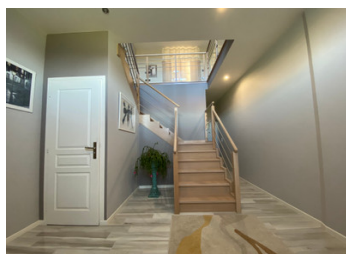


Stunning 5-bed family home with outbuildings in a beautiful setting near to Isigny le Buat (50540)



INFORMATION

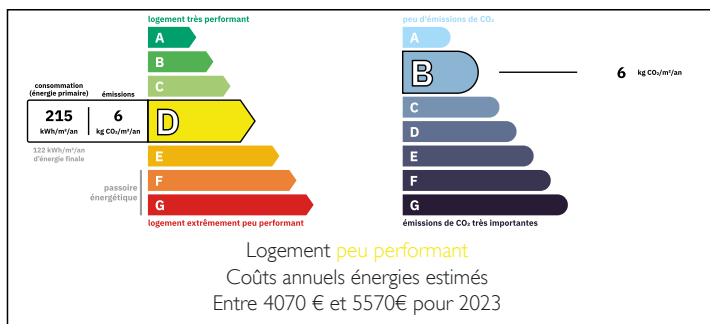
Town:	Isigny-le-Buat
Department:	Manche
Bed:	5
Bath:	4
Floor:	288 m2
Plot Size:	15130 m2



IN BRIEF

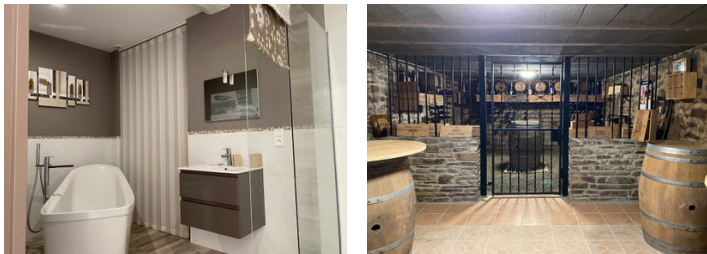
Leggett Immobilier is pleased to offer this generously proportioned family residence situated on 1.5 hectares of grounds, featuring multiple outbuildings, conveniently located near Isigny le Buat in South Manche, Normandy.

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

The property boasts an elegant entrance hall, a spacious living room with fireplace, a modern fitted kitchen, a study, and a bedroom equipped with both an ensuite bathroom and a dressing room.

First floor accommodation includes a bright landing leading to three additional bedrooms, each complete with an ensuite shower room; one also benefits from a dressing room.

On the second floor, there is a further bedroom, a mezzanine currently utilised as a secondary living area, and attic storage space.

A double garage with overhead attic space adjoins the main house.

Further outbuildings include an additional double garage, carport, wood store, and a sizeable stone building. Wine cellar.

LOCAL TAXES

Taxe foncière: 1 622 EUR

Taxe habitation: EUR

The Manche area of Normandy is popular due to its excellent road network, free A84 motorway between Caen and Rennes, and easy access to three ferry ports—Cherbourg, Caen Ouistreham, and St Malo—for UK travel.

This property can serve as a family home or a guest house with all ensuite rooms and ample parking. Its location just 30 km from Mont Saint Michel ensures consistent demand throughout the year.

Additional photographs are available upon request.

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

NOTES