

## Riverside Manoir with Mill Race, Private River Frontage and Over 3 Acres near Vire-Normandie, Calvados



## INFORMATION

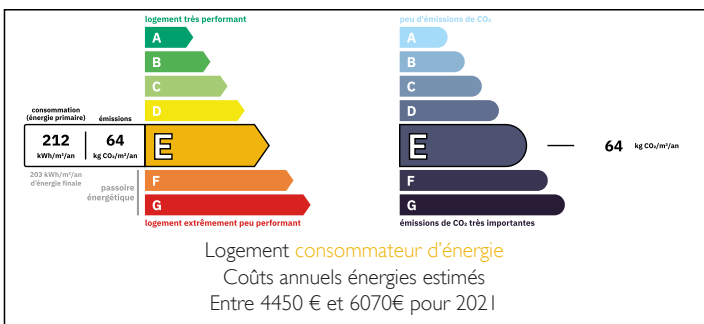
Town:	Vire Normandie
Department:	Calvados
Bed:	7
Bath:	3
Floor:	270 m2
Plot Size:	14047 m2



## IN BRIEF

Exceptional riverside manoir for sale in Normandy set within over 3 acres of gardens and woodland, featuring private river frontage, a historic mill race, and a self-contained gîte. Located just minutes from Vire-Normandie, this character property offers spacious accommodation, high ceilings, and beautifully maintained grounds. Ideal as a family home, holiday retreat, or gîte business, with easy access to Caen, ferry ports, D-Day beaches, and Mont-Saint-Michel.

## 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

Leggett are proud to present to market this remarkable former paper mill, now a truly captivating riverside manoir set within a peaceful wooded valley just outside the sought-after town of Vire-Normandie.

This is a property that offers far more than a home. It offers a way of life. Imagine stepping out of your back door to the gentle sound of flowing water, casting a line into your own stretch of river, or enjoying long summer evenings on the terrace surrounded by mature trees and the tranquillity of the Normandy countryside.

Approached via a long private gravel driveway, the manoir reveals itself gradually, creating an immediate sense of privacy and arrival. Inside, the property is beautifully presented, with high ceilings, elegant proportions and an abundance of natural light throughout. Period features blend seamlessly with modern comforts, creating a home that is both characterful and practical.

The grounds extend to over 3 acres. Around 4,500m<sup>2</sup> is laid out as formal gardens, while the remainder has been left more natural, enhancing the sense of space and connection to the surrounding landscape. The mill race runs beneath the property, a rare and fascinating feature that also offers potential for hydro-electric generation. The river forms a picturesque boundary, adding to the unique charm of this exceptional home.

In addition, there is a self-contained annexe or gîte, ideal for welcoming family and friends or for those looking to generate an income from holiday lets.

Whether you are seeking a permanent residence, a lifestyle retreat or...

## LOCAL TAXES

Taxe foncière: **1780 EUR**

Taxe habitation: **EUR**

## NOTES