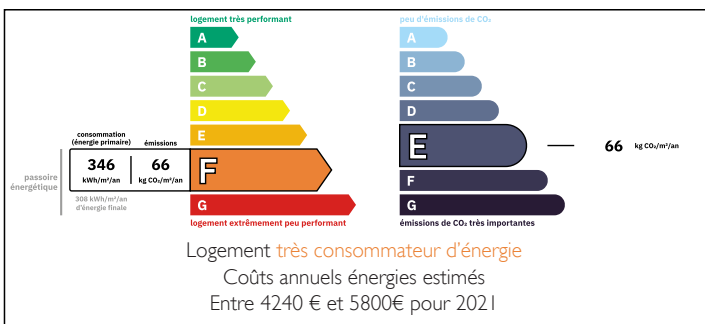


Holiday Home

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|---------------------|
| Town: | Ducey-Les Chéris |
| Department: | Manche |
| Bed: | 1 |
| Bath: | 2 |
| Floor: | 102 m ² |
| Plot Size: | 2355 m ² |

IN BRIEF

This lovingly restored stone property has been enjoyed as a holiday home for over 30 years. Full of warmth, character and charm, it offers a wonderful setting in the heart of the Normandy countryside.

Set over three floors, the house includes an open-plan kitchen/dining room, a spiral staircase leading to a spacious lounge, and a bedroom with en-suite shower room. The top floor features exposed wooden beams, adding to its authentic Norman character.

With a terrace, pergola and sunroom, the property is perfect for enjoying relaxed evenings while taking in the surrounding countryside views.

Peaceful yet well located, it is around 30 minutes from Mont-Saint-Michel and the coast, and just 20 minutes from Saint-Hilaire-du-Harcouët with its shops and amenities.

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 restored stone property in Normandy has been enjoyed as a holiday home by the current owners for approximately 30 years and reflects a style of living often sought in the region, combining traditional features with a practical layout.

Arranged over three floors, the accommodation is centred around an open-plan kitchen and dining area on the ground floor, providing a sociable and functional space for everyday use. A spiral staircase leads to the first-floor lounge of over 25m², offering a separate living area with good proportions. From here, a second staircase continues to the upper floor, where the bedroom and en-suite shower room are located. Positioned at the top of the house, this space benefits from exposed wooden beams, a feature commonly associated with period Norman properties.

In addition to the main house, the property includes an annex which has been adapted to provide further independent space. On the ground floor, this area incorporates its own kitchen and bathroom, having been previously arranged within the sunroom to accommodate visiting elderly parents. Above, two additional rooms offer flexibility for a range of uses, including guest accommodation, a craft or hobby space, or a home office.

The external areas have been arranged to support both day-to-day living and time spent outdoors. A terrace and pergola create a sequence of usable spaces, allowing for outdoor dining and sheltered seating throughout the seasons. The surrounding setting is rural, with open views across the Normandy countryside.

The property is situated within the Manche...

LOCAL TAXES

| | |
|------------------|---------|
| Taxe foncière: | 252 EUR |
| Taxe habitation: | EUR |

NOTES