LEGGETT IMMOBILIER INTERNATIONAL

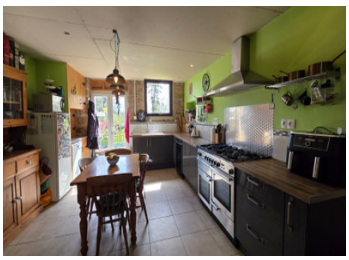
www.frenchestateagents.com

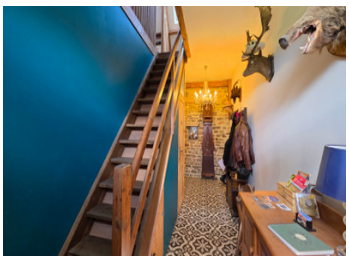
Ref: A44166RBR50 Price: 307 500 EUR

agency fees to be paid by the seller

A life style choice; a marvellous home with a gite income in a superb rural location.

EXCLUSIVE





INFORMATION

Town:	Sourdeval
Department:	Manche
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	5100 m2

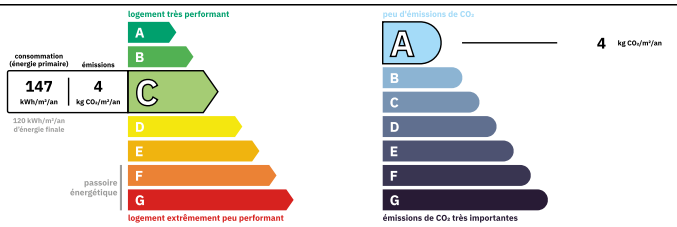
IN BRIEF

Leggett Immobilier presents a a superb rural home, uniquely situated, offering an exciting opportunity for a complete lifestyle change. In a peaceful countryside setting, enjoy free of noise, traffic, and close neighbours, you can fully embrace nature with regular sightings of local wildlife in your garden.

Beyond its charm, this property offers exceptional potential as a lifestyle business for an enterprising couple. Opportunities could include organising walking and cycling holidays, hosting BBQ evenings and social gatherings, and developing a fitness, yoga or wellness space.

Location is ideal for guest experiences; excursions to renowned attractions like Mont-Saint-Michel, , themed trips, D-Day landings breaks, cultural or musical evenings on-site. Further possibilities include offering 4-week stays tailored to overseas visitors planning to settle permanently in Normandy. Day trips to Paris on the menu!!

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1620 € et 2240€ pour 2023

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.

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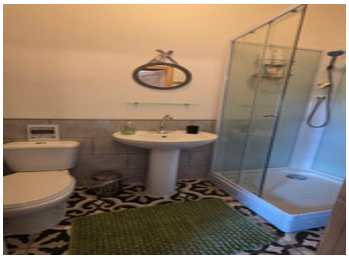
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr



LOCAL TAXES

Taxe foncière:	**850 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

A stone house with a tiled roof comprising: -
On the ground floor: an entrance hall leading to a fitted kitchen with a wood-pellet stove on the right and a living room with a wood-burning stove on the left.
From the entrance, a staircase leads to the landing where, on the right, there is a shower room with a toilet and washbasin, two bedrooms each fitted with a shower, washbasin and toilet, and, at the end of the landing, a north-facing study/art studio. A master bedroom is situated to the left of the landing.
Outside: a terrace runs the full length of the front façade, with an adjoining workshop and a garage to the east.
A pergola is situated on the grounds, as well as a former orchard at the front of the house and towards the shared access road.
A gîte is situated on the grounds above the main house, comprising on the ground floor: a living room with a wood-burning stove, a kitchen, a shower room and a toilet. Upstairs, accessed via a spiral staircase, are two adjoining bedrooms, a double bedroom opening onto a twin bedroom.
Adjacent to the furnished holiday let are a workshop/laundry room and an enclosed area for dogs.
To the east of the shared access lane is a plot of land with an old pigsty, a polytunnel and a vehicle inspection pit.

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