

Magnificent 19th century bourgeois house with 8 bedrooms, 6 bathrooms and a west facing park, 8 min to the sea



INFORMATION

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|-------------|---------------------|
| Town: | Gratot |
| Department: | Manche |
| Bed: | 8 |
| Bath: | 6 |
| Floor: | 312 m ² |
| Plot Size: | 4570 m ² |

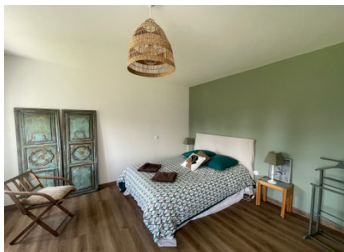
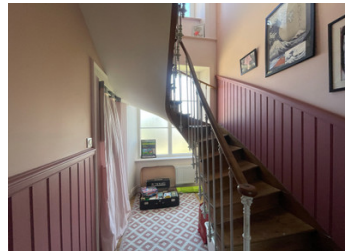
IN BRIEF

This elegant 19th-century manor house immediately captivates with its authentic charm and peaceful surroundings, ideally located between Coutances and Agon-Coutainville, just 8 km from the beach.

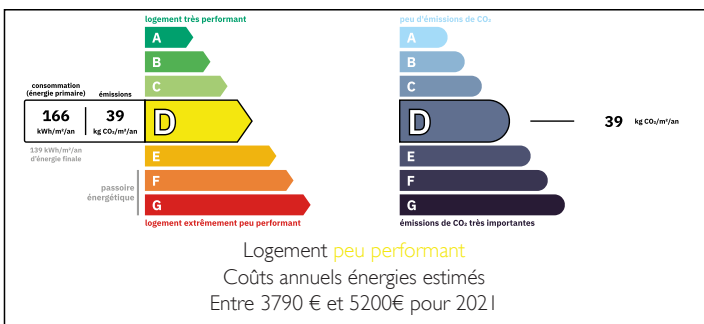
Fully renovated in 2022, the property offers 312 m² of living space spread over three levels, harmoniously blending period character with modern comfort.

The rooms are spacious and filled with natural light, featuring eight generous bedrooms and six bathrooms—perfect for hosting family and guests or developing a bed and breakfast business.

The west-facing landscaped park provides a lush, sun-filled setting, ideal for relaxation and outdoor living, and especially for enjoying stunning sunsets.



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

From the moment you step inside, the tone is set with high-quality features, enhanced by a superb period staircase in wood and wrought iron that serves all floors.

The spacious 36 m² fully fitted and equipped kitchen is a true living space, complemented by a warm and inviting 38 m² living/dining room.

On the same level, there are two additional lounges that can be used as a TV room or games room, as well as a utility room, a shower room, a WC, and a large hallway with ample storage.

The first floor comprises four beautiful bedrooms and three shower rooms, while the second floor offers four bedrooms and two shower rooms.

The property also includes a separate outbuilding in the style of a small pavilion, ideal for use as an office, a professional practice, or a wellness space such as a yoga studio.

Thanks to its layout, the property can easily be divided into two distinct areas, allowing for a combination of a main residence and a guesthouse, or the development of a tourism-related business.

The presence of nearby neighbors is a reassuring advantage, providing a lively, secure, and non-isolated environment—particularly appealing for a hospitality project.

Carefully modernized while preserving its original features, this character home benefits from good insulation with an energy rating of D and double-glazed windows.

The only aspect to plan for is an update to the wastewater system, offering the opportunity to adapt the installations to your needs.

This charming property represents a rare

LOCAL TAXES

Taxe habitation: EUR

NOTES