

## Beautiful Renovated Stone House with 5 Hectares of Private Woodland Near the Coast, Manche, Normandy



## INFORMATION

Town:	La Haye
Department:	Manche
Bed:	3
Bath:	3
Floor:	1151 m2
Plot Size:	64566 m2

## IN BRIEF

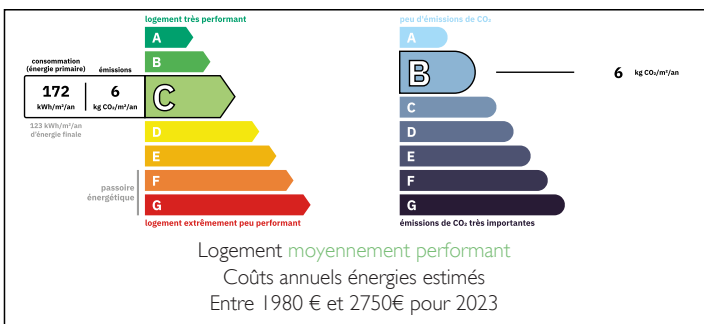
Stéphanie Nash, William Darwen and Leggett Immobilier International are delighted to present this charming stone and cob property, beautifully renovated in 2022 using high-quality materials while preserving its authentic character.

Set in an exceptional natural environment on the edge of 5 hectares of private woodland, this stunning 151 m<sup>2</sup> country home offers peace, privacy, and an idyllic lifestyle in the heart of Normandy.

Approached via a winding driveway that passes a charming pond, the property opens into a private clearing where this beautiful home sits surrounded by nature. The setting is peaceful, secluded, and truly magical.

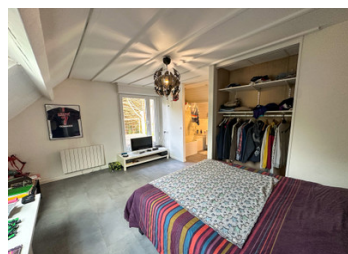
This property is ideal as either a permanent family home or a holiday home in Normandy, particularly for international buyers looking for easy access from

## 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 is only 4 km from La Haye-du-Puits, a lively market town offering shops, restaurants, schools, and everyday amenities. It is also just 8 km from the beautiful beaches of the Côte des Isles, including the sought-after coastal towns of Portbail and Barneville-Carteret, known for sailing, sandy beaches, seafood restaurants, and spectacular sunsets.

The region offers an exceptional lifestyle with local markets, fresh seafood, outdoor activities, horse riding on the beach, cycling trails, woodland walks, and easy access to some of Normandy's most beautiful coastline.

A spacious and thoughtfully designed home

The main living space is bright, spacious, and welcoming.

The 44 m<sup>2</sup> open-plan living area features a fully fitted kitchen that opens onto a warm and inviting sitting room with a beautiful enamel wood-burning stove. This space flows into a generous 23 m<sup>2</sup> dining room, complete with a pellet stove—perfect for entertaining family and guests.

The ground floor also includes:

Bedroom 1: 20 m<sup>2</sup>

Dressing area/hallway: 10 m<sup>2</sup>

Shower room: 4 m<sup>2</sup>

Separate WC

Practical service entrance / boot room: 9 m<sup>2</sup>

Utility room: 7 m<sup>2</sup>

This practical layout works perfectly for family living or hosting visitors.

Three large bedrooms with privacy

The sleeping areas are cleverly designed to provide privacy and independence.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES