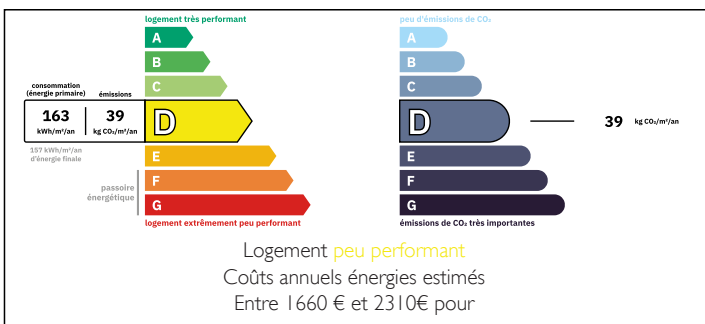


## Restored 3 Bed Stone House with Valley Views, Gardens & Expansion Potential near Sourdeval, Manche Normandy

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Brouains
Department:	Manche
Bed:	3
Bath:	2
Floor:	93 m <sup>2</sup>
Plot Size:	1980 m <sup>2</sup>

## IN BRIEF

UNDER OFFER - Beautifully restored 3-bedroom stone house for sale in the sought after village of Brouains, Manche. Enjoying stunning valley views and a peaceful location close to Sourdeval.

This character property combines traditional Norman charm with modern comfort, featuring an open-plan kitchen and dining room with wood-burning stove, spacious lounge, exposed stone walls and beams, three bright bedrooms, a family shower room, and a master suite with bath. The landscaped gardens surround the property and include a large elevated deck designed to maximise the panoramic countryside views. Beneath the deck are historic stone ruins offering exciting development potential (subject to permissions). Additional features include PVC double glazing, oil-fired central heating, two stone caves, wood storage, and a recently installed fosse system. Ideally located for access to local amenities, the Normandy

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

UNDER OFFER - Nestled in the picturesque village of Brouains in the sought-after department of Manche, Normandy, this beautifully restored three-bedroom stone property offers the perfect blend of authentic French character, modern comfort and breathtaking countryside views.

Positioned on the edge of the village and overlooking the stunning Sée Valley, the property enjoys an enviable setting surrounded by rolling Norman countryside whilst remaining within easy reach of local amenities.

The accommodation has been sympathetically renovated to an excellent standard throughout and is ready for immediate occupation.

The welcoming entrance hall leads into a spacious open-plan kitchen and dining room featuring exposed beams, a fitted kitchen, a wood-burning stove and windows framing the spectacular valley views. This inviting space is ideal for both everyday living and entertaining family and friends.

A few steps lead down to the generous dual-aspect living room, filled with natural light and featuring exposed beams, a second wood-burning stove and direct access to the outside, creating a warm and comfortable atmosphere throughout the year.

The first floor offers a spacious landing with attractive exposed stonework, timber beams and a charming window seat. From here, there are two bright double bedrooms, each benefitting from Velux windows and character features.

Continuing through the upper level, the family shower room leads to the impressive master bedroom suite, complete with dual-aspect Velux windows and an elegant bath, creating a private retreat with views across the surrounding countryside.

## NOTES