

House, with B&B & Gite Business Potential in Saint Hilaire Du Harcouet

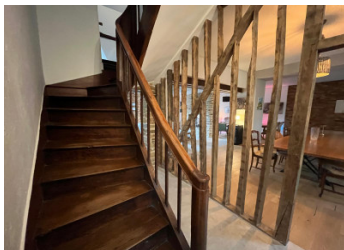


INFORMATION

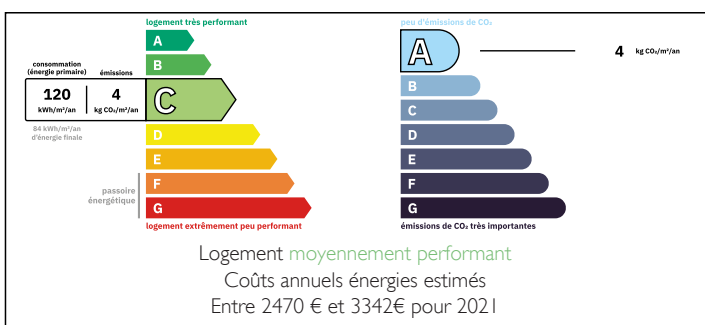
Town:	Virey
Department:	Manche
Bed:	8
Bath:	8
Floor:	287 m2
Plot Size:	24352 m2

IN BRIEF

Substantial and highly versatile Normandy property offering approximately 320 m² of living space, 9 bedrooms, an independent one-bedroom gîte, extensive outbuildings and approximately 2.4 hectares of land. With a DPE C rating, energy-efficient heat pump, superb covered entertaining area and further spaces offering development potential, this is an exciting opportunity for a large family home, multi-generational living or a future lifestyle or hospitality project.



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

Impressive 9-bedroom Normandy property with independent gîte, outbuildings and around 6 acres near Saint-Hilaire-du-Harcouët

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Set in the countryside just outside the thriving market town of Saint-Hilaire-du-Harcouët, this impressive property offers the space, flexibility and character increasingly sought by buyers looking for more than simply a house in France.

With approximately 320 m² of habitable accommodation, 9 bedrooms, an independent one-bedroom gîte, extensive outbuildings and approximately 24,352 m² – around 6 acres – of land, there is considerable scope here to create a home around a new way of life.

The property could work particularly well as a substantial family residence or for multi-generational living. Equally, the number and configuration of bedrooms, independent gîte and additional buildings provide interesting possibilities for anyone considering chambres d'hôtes, holiday accommodation, retreats or another tourism-related project, subject to the appropriate permissions and requirements.

The main house

At the heart of the house is an impressive open-plan living area of approximately 110 m², creating a

LOCAL TAXES

Taxe foncière: 3432 EUR

NOTES