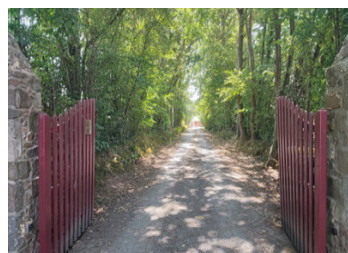


Historic Normandy Country Estate with separate Guest Cottage, 8 Stables, Floodlit Arena & over 8 Acres



INFORMATION

Town:	Le Désert
Department:	Manche
Bed:	5
Bath:	4
Floor:	250 m2
Plot Size:	33550 m2

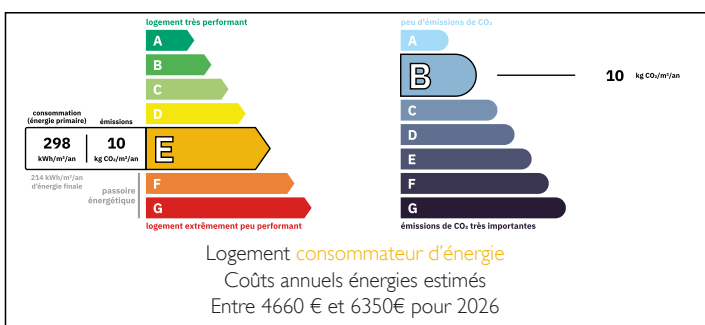
IN BRIEF

A beautiful Historic Normandy Country Estate extending to approximately 3.35 hectares (8 acres), combining a character farmhouse and outbuildings, an independent income-producing guest cottage and exceptional equestrian facilities in one of Normandy's most accessible locations.

The elegant four-bedroom farmhouse of approximately 200 m² retains magnificent stone fireplaces, exposed beams and period charm whilst offering the comfort expected of modern family living. Features include a country kitchen opening onto the terrace, voluminous living areas and a large utility and boot room with ground-floor W.C. A first-floor lounge complete with a recently installed pellet burner. Bedrooms and bathrooms distributed across the other floors.

The independent guest cottage already provides established rental income, while the professional

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

Historic Normandy Country Estate with Independent Guest Cottage, Professional Equestrian Facilities and Approximately 8 Acres

Some properties offer character.

Others offer opportunity.

Very few successfully combine history, lifestyle, established income and professional equestrian facilities in such an accessible location.

Approached via a private tree-lined driveway and surrounded by approximately 3.35 hectares (8 acres) of gently rolling pasture, this beautifully restored former fortified farmhouse presents a rare opportunity to acquire a genuine Normandy country estate where historic charm meets modern living.

Originally constructed during the mid-nineteenth century, the property has been sympathetically restored to preserve its architectural heritage whilst incorporating the comfort and practicality expected by today's discerning buyer.

Original stone fireplaces, exposed beams, generous ceiling heights and elegant proportions create a home of genuine warmth and character.

Extending to approximately 250 m² over four floors, the principal residence offers exceptional family accommodation.

The magnificent reception room centres around an impressive original fireplace and opens directly onto the rear terrace through French doors, creating an ideal setting for entertaining throughout the year.

The spacious country kitchen has been designed as the heart of the home and also enjoys direct access to the terrace for outdoor dining during the summer months.

LOCAL TAXES

Taxe foncière: 1400 EUR

NOTES