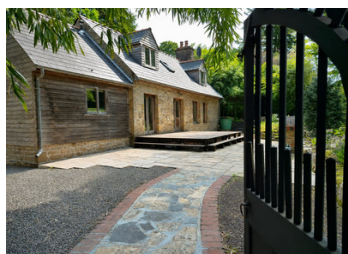


Prestige Normandy Estate with 3 Homes, Guest Accommodation & Private Landscaped Gardens



INFORMATION

Town:	Saint-Pois
Department:	Manche
Bed:	8
Bath:	4
Floor:	300 m2
Plot Size:	5000 m2

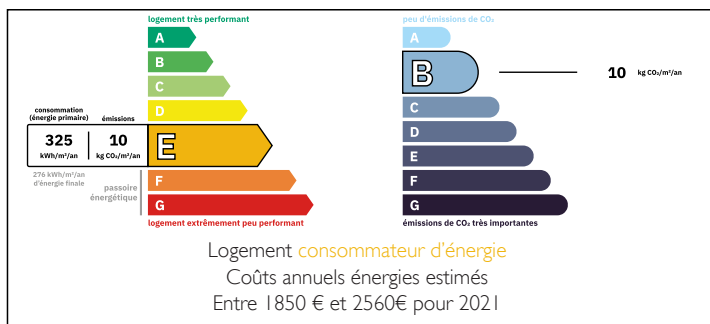
IN BRIEF

Amber Ashby and Leggett Immobilier are proud to present this exceptional prestige property nestled in the peaceful Normandy countryside of St Pois, Manche. Set behind wooden gates and a private tree-lined driveway, this unique estate offers three individual properties surrounded by beautifully landscaped gardens, water features, entertainment areas and enchanting private grounds.

Perfectly suited for a large family, multi-generational living, luxury holiday rental investment, wellness retreat or French countryside escape, this rare property combines charm, character and versatility. Featuring multiple homes, guest accommodation potential, workshops, sauna, entertaining spaces, a quirky boat conversion project and stunning rural views, this is a true hidden gem.

Located in the heart of Normandy, close to local amenities, historic towns, Mont-Saint-Michel,

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.



LOCAL TAXES

Taxe foncière: 1284 EUR

Taxe habitation: 138 EUR

NOTES

DESCRIPTION

Amber Ashby and Leggett Immobilier are proud to present this truly unique prestige Normandy property, set in an idyllic and peaceful location surrounded by the rolling countryside of St Pois, 50670, Manche. A rare opportunity to purchase an exceptional French estate offering three separate residences, beautifully landscaped private gardens, guest accommodation potential and extensive leisure facilities.

Approached via a private tree-lined driveway, the property immediately creates a feeling of arrival and exclusivity. Passing through elegant wooden five-bar gates, the beautifully maintained grounds unfold before you, revealing carefully designed gardens, mature planting, privacy fencing, water features and a collection of charming and imaginative outdoor spaces.

The current owners have created a remarkable environment combining tranquillity, entertainment and character. The grounds include beautifully landscaped terraces, decking areas, fountains, a bamboo maze, a feature pond with suspended bridge, a relaxing hammock pontoon, stone-built turrets and numerous private areas perfect for enjoying the peaceful Normandy surroundings.

This exceptional property offers endless possibilities: a luxury family home, multi-generational living solution, boutique holiday accommodation, wellness retreat, artist's residence or lifestyle business opportunity (subject to any required permissions).

First Property – One Bedroom Apartment with Garage and Workshop

The first residence is accessed immediately upon entering the grounds and is positioned above a spacious double garage and large workshop area, ideal for hobbies, storage or professional use.

A central staircase leads to the charming