

Leggett offers this Beautiful 3-Bedroom Stone Barn Conversion with 85m Barn Near Saint-Lô.

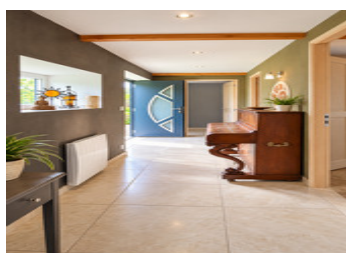


INFORMATION

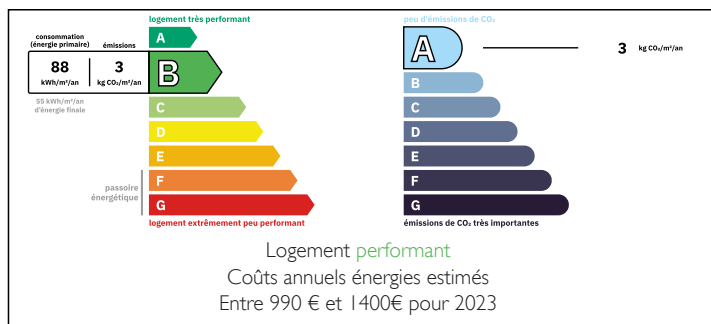
Town:	Saint-Jean-d'Elle
Department:	Manche
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	990 m2

IN BRIEF

Leggett offers this Fabulous 135 m² renovated stone barn conversion offering high-quality, ready-to-move-into accommodation, together with a separate 85 m² barn offering excellent potential for further development. DPE energy B. Approached by a short driveway, the property opens onto a large lawned garden of approximately 800 m². The house provides an entrance hall, utility room, ground-floor bedroom and travertine-finished bathroom with bath, Italian shower and WC. The fitted kitchen opens into a spectacular cathedral-ceilinged living/dining room with wood-burning stove, flooded with natural light through numerous French doors and windows. Upstairs is an open mezzanine overlooking the living area, two further bedrooms, shower room and separate WC. Spectacular views over the surrounding countryside from the first floor. Individual drainage. Close to Saint-Jean-d'Elle and Saint-Lô, approximately 35 minutes from the D-Day beaches and within an hour of two ferry ports...

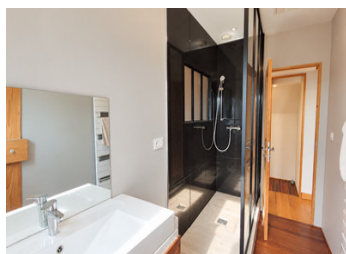


ENERGY - DPE



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: 700 EUR

NOTES

DESCRIPTION

Leggett offers this beautifully renovated Normandy stone barn conversion offers approximately 135 m² of habitable accommodation, complemented by a substantial 85 m² separate barn and approximately 800 m² of lawned garden. The property combines the character and proportions of a traditional stone building with a high standard of modern renovation and is presented ready to move into.

A short driveway leads into the property, where the substantial lawned area immediately gives a feeling of space around the buildings. The principal house is an impressive conversion of a former barn, retaining its character while providing comfortable contemporary accommodation.

The entrance hall provides a practical introduction to the house. To the left is a utility room, while a bedroom is positioned directly ahead. This ground-floor bedroom, together with the bathroom on the same level, makes the property particularly suitable for those looking for the possibility of single-level living.

To the right of the entrance is a superbly appointed family bathroom, finished in attractive travertine tiles and equipped with a bath, Italian-style shower and WC.

The hallway continues into the fitted kitchen, which opens directly into the principal living accommodation.

The outstanding feature of the property is the impressive cathedral-ceilinged living and dining room. This spacious area benefits from numerous French doors and windows, allowing natural light to flood the room and creating a particularly bright and welcoming living environment. A wood-burning stove provides a focal point and adds warmth and character to this exceptional space.

From the living area, a bespoke staircase...