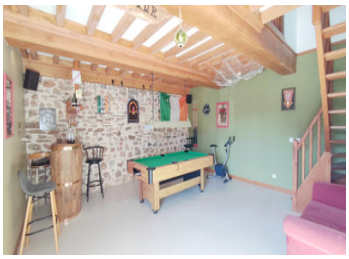
LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48330JTH50 Price: 266 900 EUR

agency fees to be paid by the seller

Leggett presents this spacious 6-7 Bedroom Normandy Farmhouse with 250m + Outbuildings, Courtyard and Garden



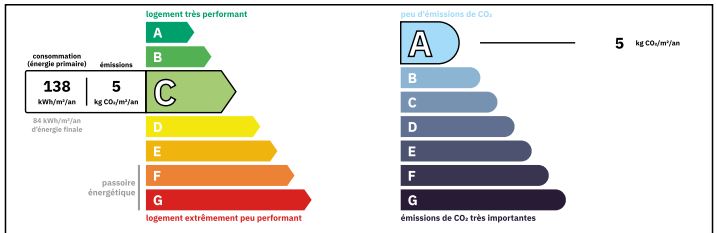
INFORMATION

Town:	Cavigny
Department:	Manche
Bed:	6
Bath:	2
Floor:	180 m2
Plot Size:	3593 m2

IN BRIEF

Leggett-Immo presents this substantial 6-7 bedroom Normandy corps de ferme offering approximately 180m² of living space, 2 bathrooms and over 250m² of outbuildings. Ground floor living possible. Reconstructed after the war and recently refurbished, the house is presented in very good order. Providing an air-source heat pump and ground-floor underfloor heating, resulting in a 'C' energy rating. Set around a large courtyard, the outbuildings include garages for 3 vehicles, a workshop, pub/games room, function room, summer kitchen, utility room and chicken house, with multiple usable loft spaces. Outside, enjoy a boule pitch and approximately one acre of garden, not overlooked, in a peaceful village setting. Just 4 km from Pont-Hébert with amenities, 15 minutes from Saint-Lô and two SNCF stations, with trains to Paris. 30 minutes from the D-Day beaches. Two ferry ports serving the UK and Ireland...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2090 € et 2880€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**289 EUR**

NOTES

DESCRIPTION

Leggett-Immo presents a Substantial Normandy Farmhouse with Extensive Outbuildings

Located in a very quiet village in the Manche department of Normandy, this spacious six-seven bedroom farmhouse offers approximately 180m² of living accommodation, two bathrooms and over 250m² of additional buildings. Reconstructed after the war and recently refurbished, the property is presented in very good order and combines generous family accommodation with an impressive range of practical and leisure spaces.

The Main House

The house provides six or seven bedrooms and two bathrooms, offering flexibility for family living and accommodating visiting friends or relatives. Heating is provided by an air-source heat pump, with underfloor heating on the ground floor and electric radiators in the bedrooms.

Outbuildings with Multiple Uses

Arranged around a large courtyard, the extensive outbuildings total over 250m² and offer a variety of spaces for vehicles, hobbies, storage and leisure activities. They include:

Garages with space for three vehicles

A workshop

A pub or games room

A function room

A summer kitchen

A utility room

A chicken coup