



SUPERB CHARACTER GÎTE AND CHAMBRE  
D'HÔTE PROPERTY, STABLING, 5 ACRES OF  
LAND. BEACH 3 MINUTES.



SUPERB CHARACTER GÎTE  
AND CHAMBRE D'HÔTE  
PROPERTY, STABLING, 5  
ACRES OF LAND. BEACH 3  
MINUTES....



PROPERTY FACT FILE	
REFERENCE	A18210JCO50
PRICE	€ 999,999 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (950 000 EUR hors honoraires)</small>
BEDROOM	15
BATHROOM	9
ACCOMMODATION	500 m <sup>2</sup>
LAND	20990 m <sup>2</sup>
TOWN	Blainville-sur-Mer
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Beach 3 minutes
- Gîte and chambre d'hôte
- 5 Stables and sand school
- Excellent condition
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Situated just 5 kms from popular Agon-Coutainville with all amenities, 35 kms from Granville with ferry access to the Channel Islands, 12 kms from Coutances. Ideal five bedroom family home with two gîtes, plus four chambre d'hôte rooms. The house is in situated in a quiet area with a large field and five stables and sand school adjoining, just

## DESCRIPTIF

Double glazed throughout. Geothermal central heating.

The main house comprises :

Ground floor :

Entrance hall

Large open lounge with wood-burner

Fully fitted kitchen / dining room

Office

Shower room + wc

Heating room

First floor :

Two bedrooms, each with adjoining shower room + wc

Lounge with fireplace

Second floor :

Three bedrooms

Shower room + wc

Chambre d'hôte :

Ground floor :

Two bedrooms, each with adjoining shower room + wc

Dining room

First floor :

Two bedrooms

Shower room + wc

Gîte 1 :

Ground floor : Living room with kitchen

First floor : Two bedrooms, shower room + wc

Gîte 2 :

Ground floor : Living room with kitchen, bedroom, shower room wc.

First floor : Three bedrooms, kitchen, shower room + wc.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18210JCO50>

COMPLETE FILE AND PHOTO ON REQUEST



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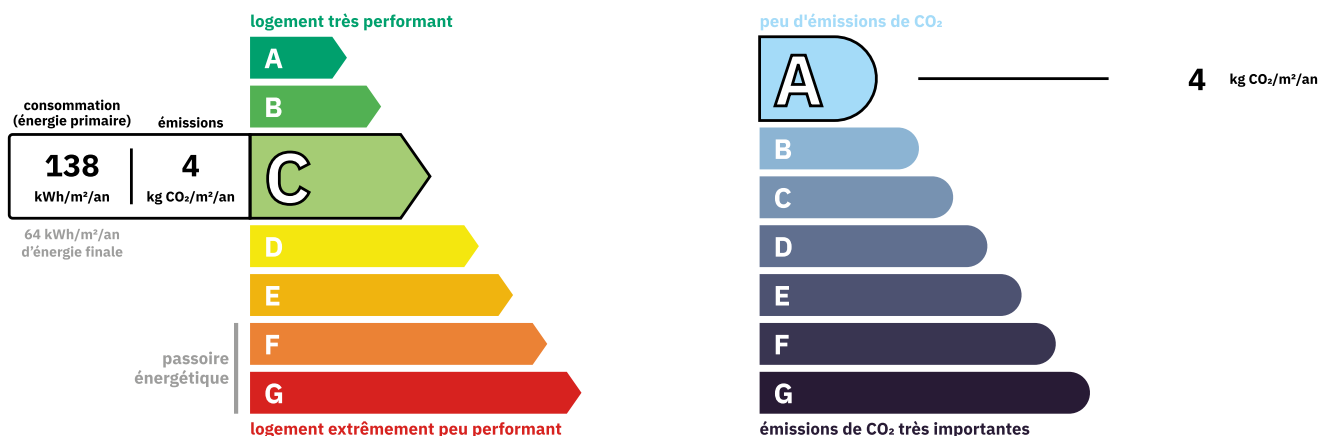
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 2830 € and 3890€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf : AI8210JCO50  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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