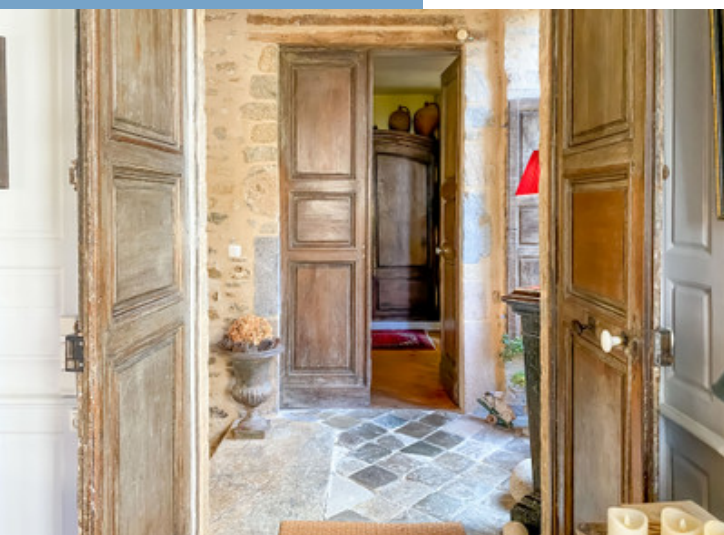




STUNNING 17TH CENTURY MANSION HOUSE
OF 285M2 RENOVATED WITH REFINEMENT,
BEAUTIFUL PAVED COURTYARD.

STUNNING 17TH
CENTURY MANSION
HOUSE OF 285M2
RENOVATED WITH
REFINEMENT, BEAUTIFUL
PAVED COURTYARD....



PROPERTY FACT FILE	
REFERENCE	A34559CO50
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	250 m ²
LAND	200 m ²
TOWN	Coutances
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	
FEATURES	
*Price based on current exchange rate which is subject to change	



- Respect of the spirit of the period
- Peace and quietness in the heart of the city
-
-
-

STUNNING 17TH
CENTURY MANSION
HOUSE OF 285M2
RENOVATED WITH
REFINEMENT, BEAUTIFUL
PAVED COURTYARD....
Ref : A34559CO50

Charm and authenticity are the key words of this superb 17th century building, elegantly restored. The property comprises three lounges, a kitchen, three bedrooms, two with en suite shower rooms and one with a bathroom, and a garage.

Treat yourself to the luxury of peace and quiet and an oasis of

DESCRIPTIF

A sculpted wooden door opens onto a stone staircase leading to the ground floor rooms on the right, and opposite to the 1st floor.

The ground floor comprises:

- an entrance hall
- a large lounge-dining room with wood-burning stove (23m2)
- a storeroom
- a toilet
- laundry and utility room
- access to the courtyard and outbuildings (wine cellar)

First floor:

- a large lounge with fireplace (34m2)
- a small lounge (13m2)
- a dining room
- a kitchen (16m2)
- a bedroom and a shower room (15m2)
- a wc

Second floor:

- a fitted landing,
- two en suite bedrooms (33m2 and 22m2)
- linen room, cupboard

3rd floor:

- An attic in good condition

A spiral stone service staircase, a cabinet of curiosities, storage space, wood panelling, parquet flooring and high ceilings complete this exceptional property.

Not to be overlooked is a 23 m2 garage just two numbers away.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34559CO50>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

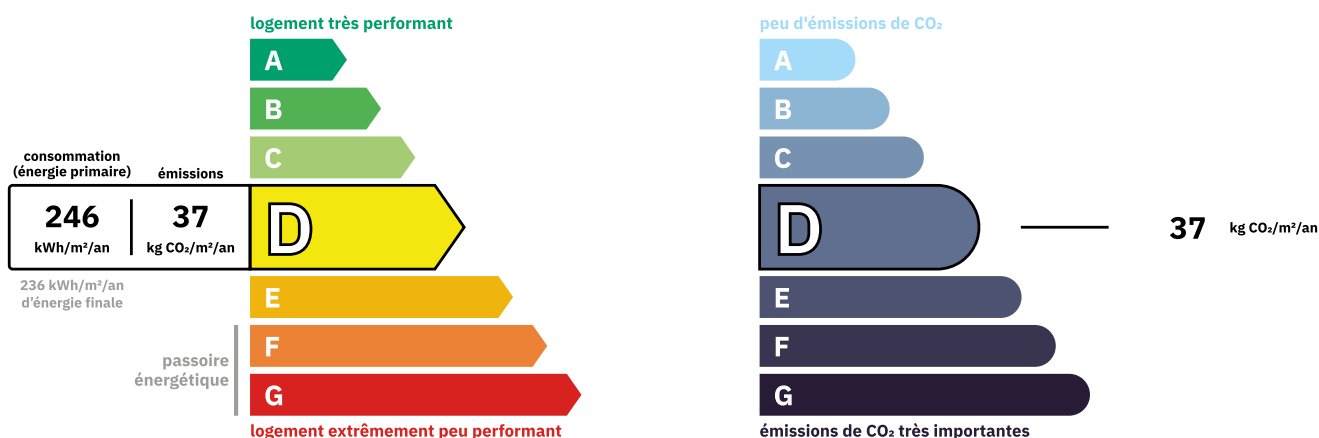
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING 17TH CENTURY
MANSION HOUSE OF 285M2
RENOVATED WITH
REFINEMENT, BEAUTIFUL
PAVED COURTYARD....

Ref : A34559CO50

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 4450 € and 6080€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A34559CO50
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr