

SOLD* BEAUTIFULLY RENOVATED COUNTRY HOME 19KM FROM THE COAST AND 32KM FROM CHERBOURG FERRY PORT

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A35941WD50
PRICE	€ 390,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	215 m²
LAND	12085 m²
TOWN	Orglandes
DEPARTMENT	
LOCATION	Village property
TYPE	Manoir
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- Countryside location
- Outbuildings with development potential
- Equestrian property with stables and training area
- Completely refurbished interior
- 32km from Cherbourg ferry port - B&B potential

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William Darwen & Leggett proudly present this beautifully restored Normandy countryside property, finished to a high interior standard by the current owners. Located on the edge of a charming village, the home is just 11 km from Montebourg and 12 km from Valognes – "Le Versailles Normand", offering excellent shops, restaurants and 6–8



DESCRIPTION

The main house is of stone construction with a slate roof.
Ground floor: Entrance (9.2m), Library/Bedroom with fireplace (21m2), Living room with fireplace (28m2), Kitchen with dining area (28m2), Laundry room (6m2), shower room with WC (4.5m2) Boiler room/storage area (18m2)
First floor: Master bedroom (40m2) with en-suite shower room & WC (10.5 m2), Bedroom 2 (23m2), Bedroom 3 (18m2), Shower room with WC (5.3m2) landing (8.5m2)
Second Floor: 2 separate storage areas with conversion potential (35m2)



Gas central heating (underfloor on ground floor)
Double Glazing with wooden shutters
Garage with accomodation on first floor
11 horse boxes
Traning area
Bread oven
Pond and stream
Garden and parking area
Septic tank (awaiting report)
"C" rating energy performance

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A35941WD50

COMPLETE FILE AND PHOTO ON REQUEST

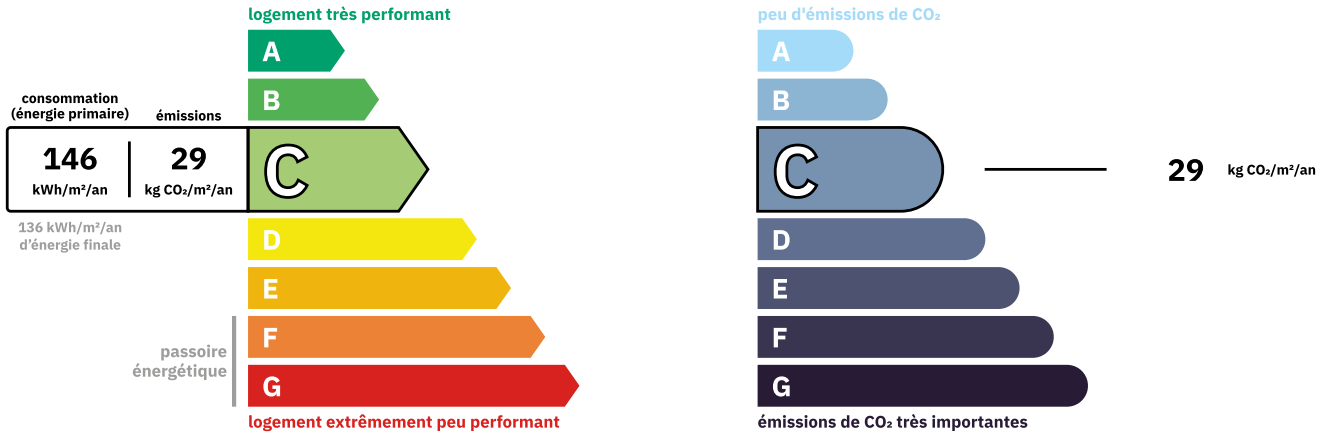
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3080 € and 4240€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A35941WD50
FILE COMPLETE AND PHOTOS ON REQUEST

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