



CHARMING PROPERTY COMPOSED OF A MAIN
HOUSE AND A FORMER MILL CONVERTED INTO
A GUEST HOUSE ON AN ISLAND

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ISLA...



PROPERTY FACT FILE

REFERENCE	A39432CO50
PRICE	€ 670,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	285 m ²
LAND	30000 m ²
TOWN	Tessy-Bocage
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	River Frontage, Garage, Private parking

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



- 5mns to highway A84 leading to Caen, Rennes...
- 5mns to village shops
-
-
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Nestled along the Vire River, this exquisite property is presented in immaculate condition and comprises a 320 m² main residence with three bedrooms, two bathrooms, and a charming guest house. The setting is idyllic—serene, bucolic, and steeped in character. The main house boasts generous proportions and authentic features,

DESCRIPTIF

On the ground floor of the main house you will find:

- an entrance hall with staircase
- a 20 m² kitchen
- a spacious 53 m² living and dining room with a wood-burning stove
- a utility room

Upstairs, there are three bedrooms and two shower rooms with toilets:

- a 35 m² bedroom with en-suite shower room and WC
- a 27 m² bedroom
- a 21 m² bedroom

an additional shower room with WC

The guest house, located on the first floor of the former mill, offers 45 m² of living space (75 m² floor area). It includes a generous living and dining room, a kitchen corner, and two bedrooms. On the ground floor of this building, there is a large workshop.

The grounds, covering just over 3 hectares, feature two islands (one of which is home to the guest house), as well as woodland and meadows.

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/A39432CO50>

COMPLETE FILE AND PHOTO ON REQUEST



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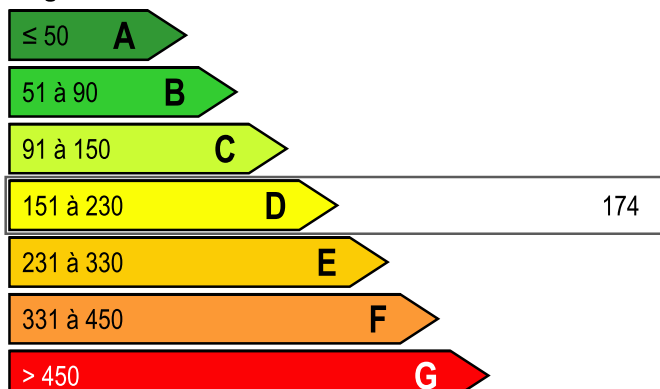
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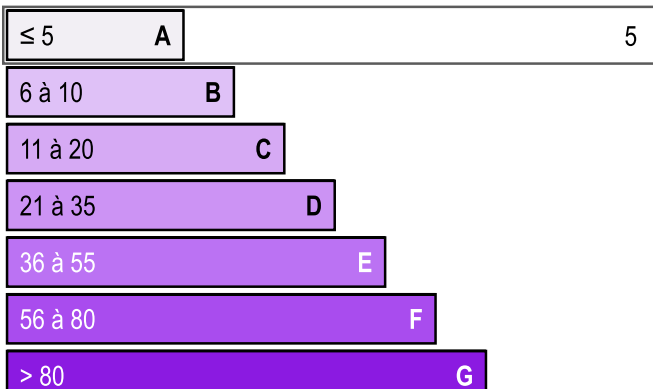
ENERGIE-DPE

Logement économe



Logement énergivore

Faible émission de GES



Forte émission de GES

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

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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 :A39432CO50
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