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Hamptons
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MAGNIFICENT RESTORED NORMAN MANOIR 5KM FROM GLORIOUS SANDY BEACHES

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MAGNIFICENT RESTORED
NORMAN MANOIR 5KM
FROM GLORIOUS SANDY
BEACHES



| PROPERTY FACT FILE | |
|---|--|
| REFERENCE | A41307WD50 |
| PRICE | € 1,378,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (1 300 000 EUR hors honoraires)</small> |
| BEDROOM | 14 |
| BATHROOM | 8 |
| ACCOMMODATION | 621 m ² |
| LAND | 21318 m ² |
| TOWN | Port-Bail-sur-Mer |
| DEPARTMENT | |
| LOCATION | Hamlet property |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | |
| FEATURES | Garage, Private parking, Barns - outbuildings |
| <small>*Price based on current exchange rate which is subject to change</small> | |



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- Fully restored House with original features
- Outbuildings with development potential.
- Separate caretaker accommodation
- 5km beaches, 5km Portbail, 11 km Barneville
- Quiet countryside location

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William Darwen, Stephanie & Leggett are proud to present an incredibly rare opportunity to own a magnificent 18th Century "maison de maître « in a peaceful countryside location just 5km from the glorious sandy beaches of the West coast of Manche. The property and outbuildings have been lovingly and sympathetically

DESCRIPTION

Main House (478m2)

Basement : Boiler room and wine cellar. Ground floor : Entrance (16m2) shower room (4m2) WC,(1.7m2) Kitchen with range cooker and woodburner (31m2) Butlers kitchen (5.6m2) snug with wood burner (14m2) dining room (22m2) library 32m2). Living room with wood burner (35m2) wooden staircase leading to .First Floor: Master Bedroom with bath/shower room/WC (43m2) Bedroom 2 (14m2) Bedroom 3 (6m2) Bedroom 4 with en-suite & WC (31m2) Bedroom 5 (32m2), separate Bathroom (10m2) shower room, WC, wooden staircase leading to Second floor:- Laundry room/Bedroom 6 (10m2), Bedroom 7 (10m2), Bedroom 8 (18m2), Bedroom 9 (14m2) Home cinéma/bedroom 10 (32m2) Bedroom 11 (12m2) + Bedroom 12 (15m2) (to be renovated) shower room & WC 7m2

Double glazing throughout, phonic,insulation between floors, De Dietrich oil fired boiler, central heating. Major rénovations to façade and roof. Individual drainage system (Fosse Tous eaux).

Caretaker's house (143m2)

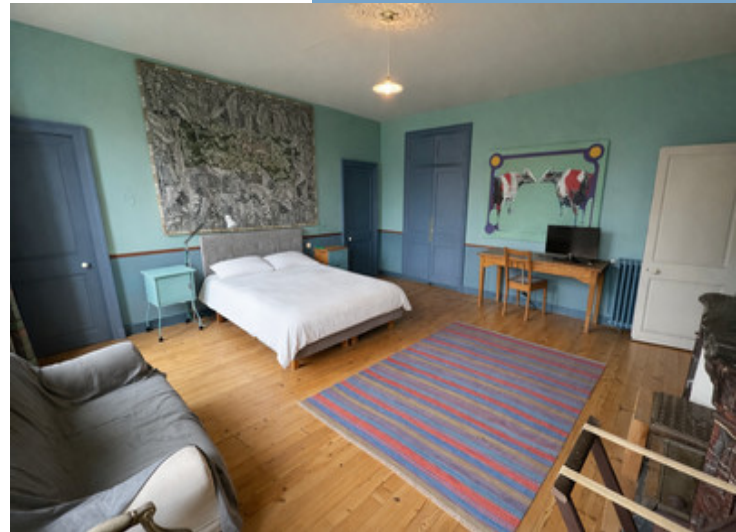
Ground floor:- Entrance + WC (20m2), Kitchen 20m2, Boiler room (5m2), Storage (3m2), living room 25m2) First Floor:- Bedroom 1 (23m2), Office (11m2), Bathroom (7m2) WC (1.5m2) Bedroom 2 (18m2)

Outbuildings, including : 2 bred ovens, carriage house, artist studio with woodburner, cider store, aluminium greenhouse, carriage house with stone floor. Wood store with potential for development into further guest accommodation. All set in over 4 hectares of land including walled vegetable garden, pasture, enclosed courtyard and par...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41307WD50>

COMPLETE FILE AND PHOTO ON REQUEST



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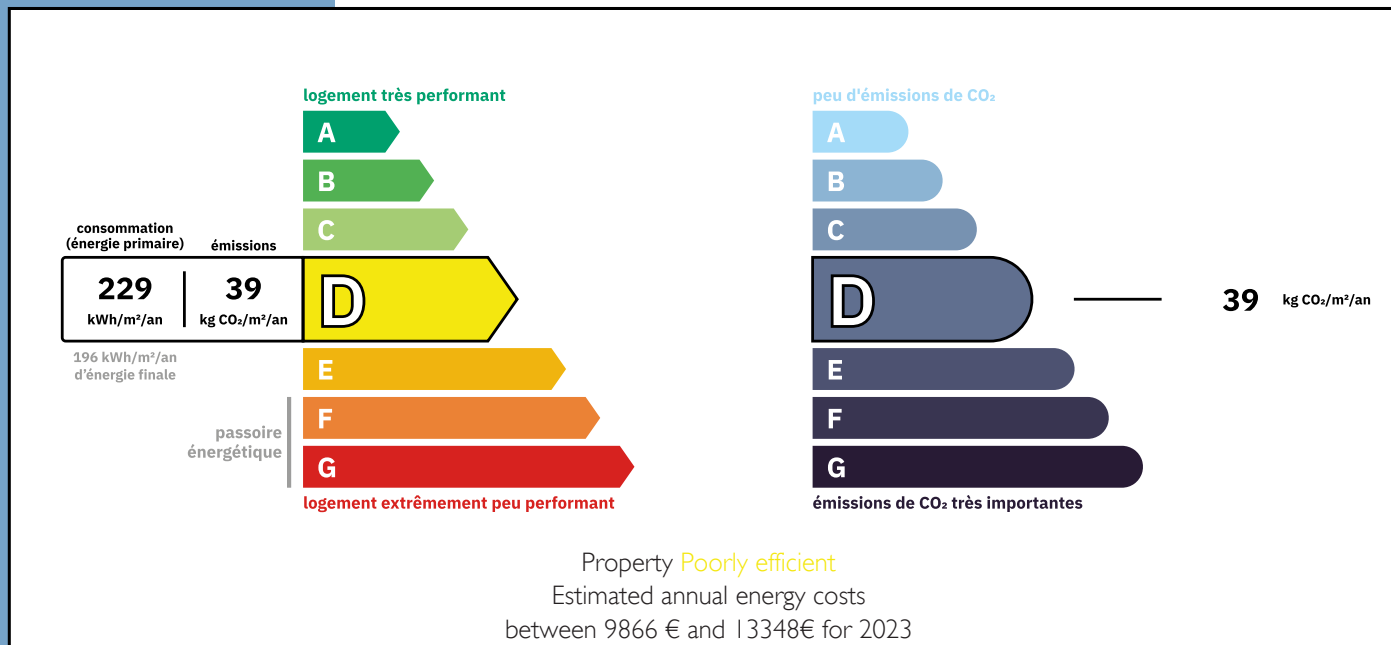
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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 :A41307WD50
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