LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT RESTORED NORMAN MANOIR 5KM FROM GLORIOUS SANDY BEACHES

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PROPERTY FACT FILE

REFERENCE	A41307WD50
PRICE	€ 1,378,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (1 300 000 EUR hors honoraires)
BEDROOM	14
BATHROOM	8
ACCOMMODATION	621 m²
LAND	21318 m²
TOWN	Port-Bail-sur-Mer
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Garage, Private parking, Barns - outbuildings

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





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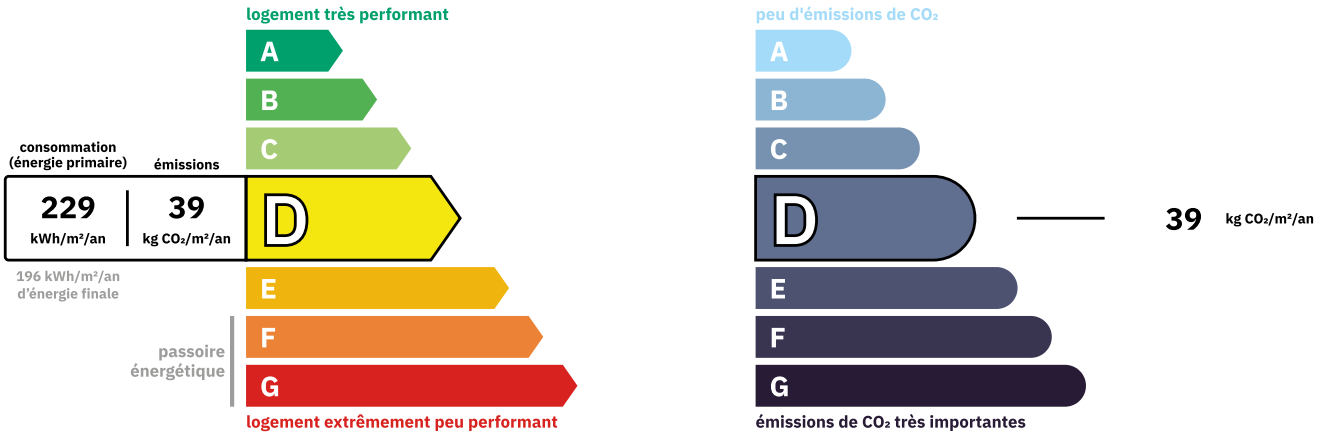
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 9866 € and 13348€ 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 :A41307WD50

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