

SOLD* UPERB RESTORED NORMAN MANOR HOUSE, JUST 27 KM FROM CHERBOURG & 30 MINUTES FROM THE BEACHES

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PROPERTY FACT FILE

REFERENCE	A41659WD50
PRICE	€ 575,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	448 m²
LAND	6316 m²
TOWN	Sortosville
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking

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





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- Exceptional high quality renovation
- 27km from Cherbourg ferry port
- 5km from Valognes
- En-suite bathrooms
- Outbuildings

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Nestled in the heart of the cotentin Manche peninsular, this magnificent fully renovated 16th-century manor offers an exceptional living environment combining historic charm, generous space, and modern comfort. With 448 sqm of living space spread over two floors, this prestige property delivers outstanding quality of life and



DESCRIPTION

Ground floor:
- Spacious entrance hall / reception hall
- Living room
- Dining room
- Fully equipped kitchen with range cooker
- Laundry room
- Pantry
- Storage spaces
- Separate WC



First floor:
- Mezzanine with access to an outdoor terrace
- Living room
- Bedroom 1
- Bedroom 2
- Bathroom

Second floor:
- Bedroom 3 with en-suite bathroom
- Bedroom 4 with en-suite shower room
- Bedroom 5 with en-suite shower room
- Bedroom 6

Turret with stone staircase, adding unique architectural character.



Outbuildings and exterior
- Barn and garages
- Walled garden offering privacy and security

Technical features
- Oil-fired and electric heating
- Double glazing
- Energy rating:

Residence tax: €772 / Property tax: €830

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/A41659WD50

COMPLETE FILE AND PHOTO ON REQUEST

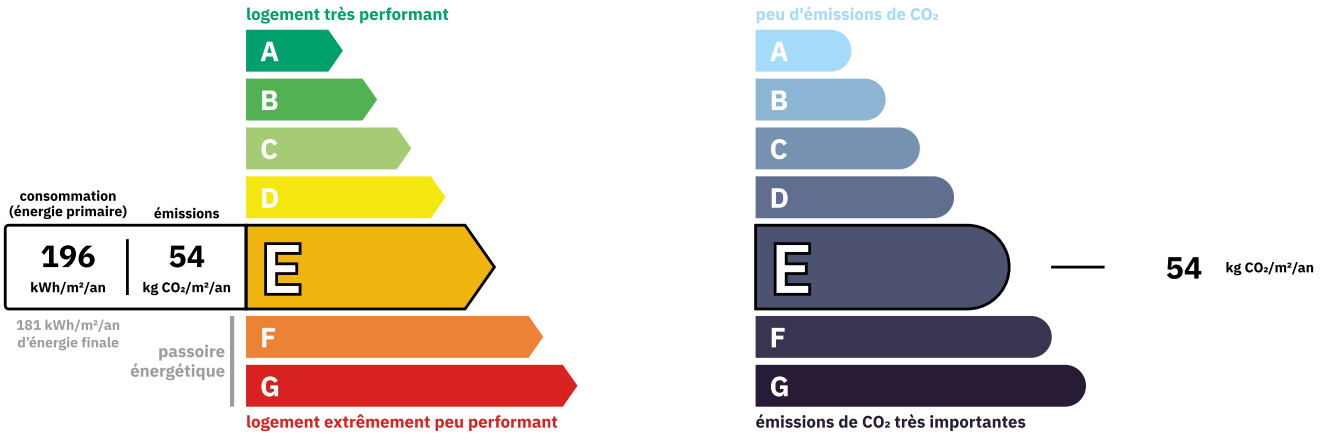
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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 10660 € and 14450€ 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.

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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 :A41659WD50
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