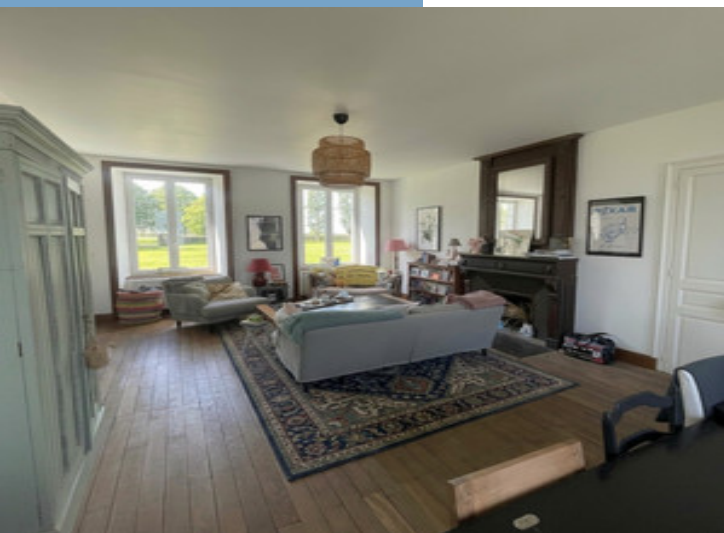




MAGNIFICENT 19TH CENTURY BOURGEOIS  
HOUSE WITH 8 BEDROOMS, 6 BATHROOMS  
AND A WEST FACING PARK, 8 MIN TO THE SEA

MAGNIFICENT 19TH CENTURY BOURGEOIS HOUSE WITH 8 BEDROOMS, 6 BATHROOMS AND A WEST FACING PARK, 8 MIN ...



PROPERTY FACT FILE	
REFERENCE	A44349SPR50
PRICE	€ 603,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	6
ACCOMMODATION	312 m <sup>2</sup>
LAND	4570 m <sup>2</sup>
TOWN	Gratot
DEPARTMENT	
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private parking, High speed internet, Well
<small>*Price based on current exchange rate which is subject to change</small>	



- Completely renovated in 2022
- B and B potential
- West facing park
- 8 min to the beach
- 6 min from the vibrant town of Coutances

MAGNIFICENT 19TH CENTURY BOURGEOIS HOUSE WITH 8 BEDROOMS, 6 BATHROOMS AND A WEST FACING PARK, 8 MIN. REF: A44349SPR50

This elegant 19th-century manor house immediately captivates with its authentic charm and peaceful surroundings, ideally located between Coutances and Agon-Coutainville, just 8 km from the beach.

Fully renovated in 2022, the property offers 312 m<sup>2</sup> of living space

## DESCRIPTION

From the moment you step inside, the tone is set with high-quality features, enhanced by a superb period staircase in wood and wrought iron that serves all floors.

The spacious 36 m<sup>2</sup> fully fitted and equipped kitchen is a true living space, complemented by a warm and inviting 38 m<sup>2</sup> living/dining room.

On the same level, there are two additional lounges that can be used as a TV room or games room, as well as a utility room, a shower room, a WC, and a large hallway with ample storage.

The first floor comprises four beautiful bedrooms and three shower rooms, while the second floor offers four bedrooms and two shower rooms.

The property also includes a separate outbuilding in the style of a small pavilion, ideal for use as an office, a professional practice, or a wellness space such as a yoga studio.

Thanks to its layout, the property can easily be divided into two distinct areas, allowing for a combination of a main residence and a guesthouse, or the development of a tourism-related business.

The presence of nearby neighbors is a reassuring advantage, providing a lively, secure, and non-isolated environment—particularly appealing for a hospitality project.

Carefully modernized while preserving its original features, this character home benefits from good insulation with an energy rating of D and double-glazed windows.

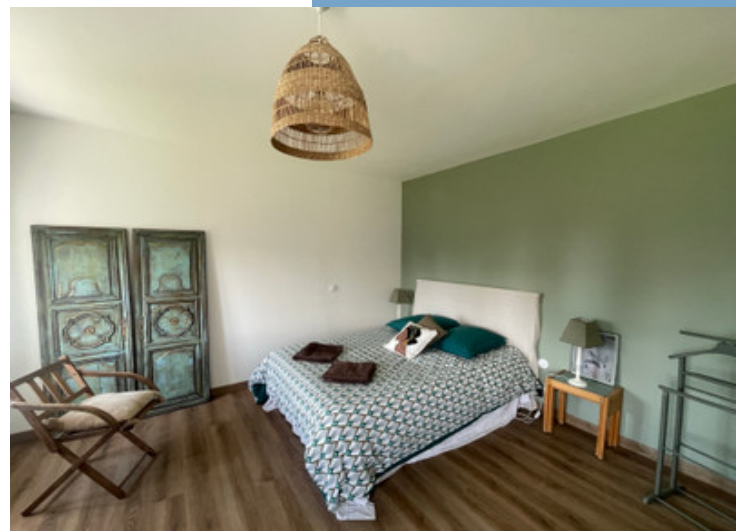
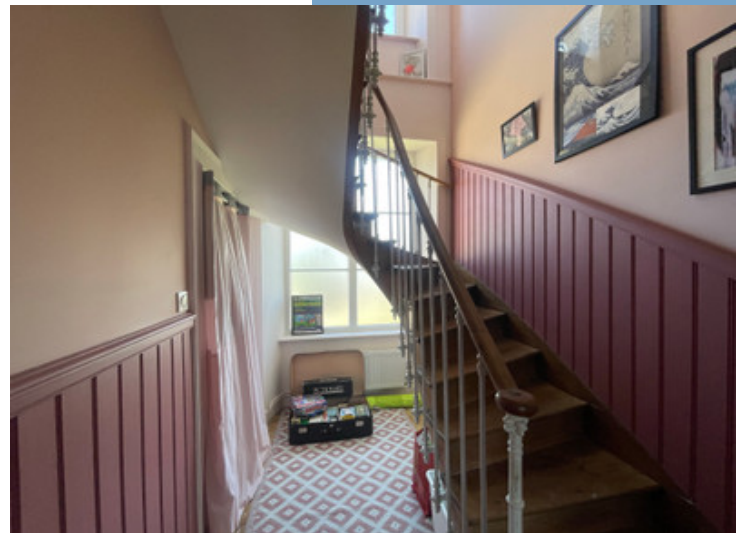
The only aspect to plan for is an update to the wastewater system, offering the opportunity to adapt the installations to your needs.

This charming pr...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44349SPR50>

COMPLETE FILE AND PHOTO ON REQUEST

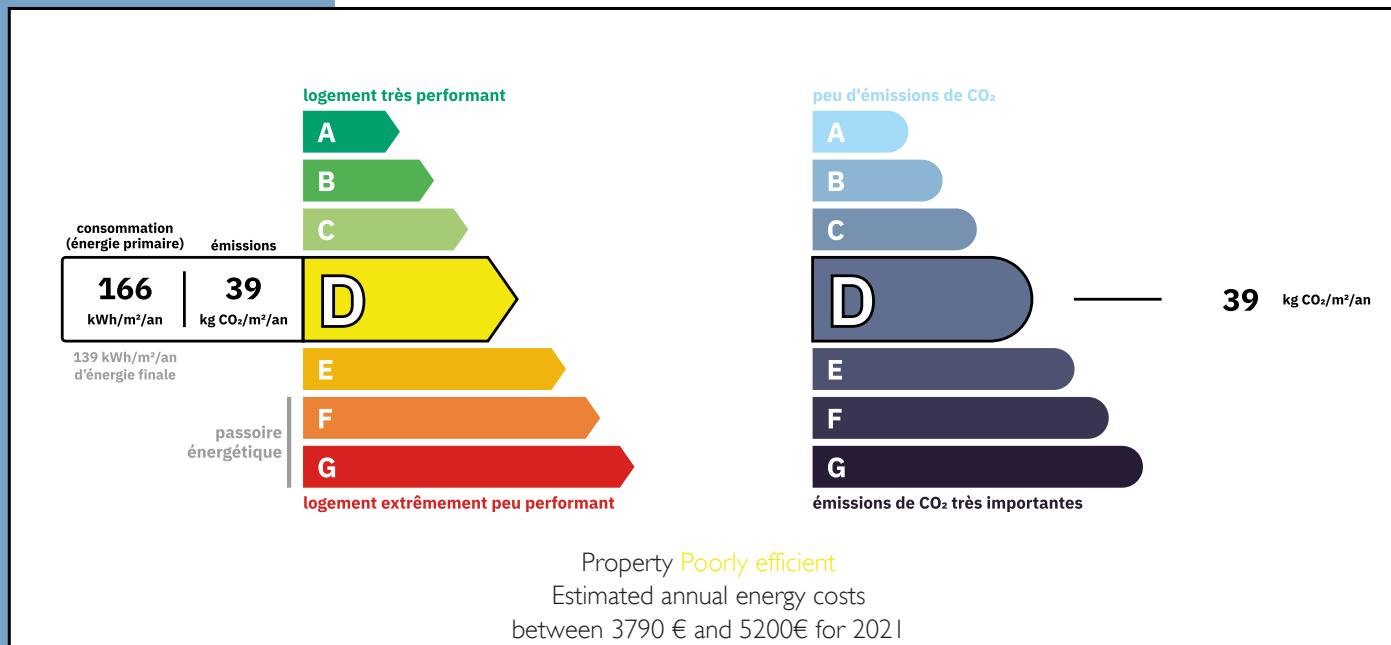


MAGNIFICENT 19TH CENTURY  
BOURGEOIS HOUSE WITH 8  
BEDROOMS, 6 BATHROOMS  
AND A WEST FACING PARK, 8  
MIN ...

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

Ref : A44349SPR50

## 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 :A44349SPR50  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)