LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL LUXURY STONE RESIDENCE WITH WELLNESS FACILITIES, LANDSCAPED GROUNDS & COUNTRYSIDE VIEWS, NORMANDY

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PROPERTY FACT FILE

REFERENCE	A46173AA50
PRICE	€ 650,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	260 m²
LAND	15968 m²
TOWN	Mortain-Bocage
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Private drainage, Private parking, Barns - outbuildings

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





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- Luxury gated stone residence in Normandy
- 1.6 hectares of landscaped private grounds
- Private hot yoga studio & wellness facilities
- Panoramic countryside views & terraces
- Exceptional luxury renovation throughout

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An exceptional luxury stone residence nestled behind private electric gates in the beautiful Normandy countryside, close to Mortain-Bocage. Set within approximately 1.6 hectares of landscaped private grounds, this prestigious property offers around 260m² of beautifully renovated living space combining authentic French character with contemporary



DESCRIPTION

Exceptional Luxury Normandy Estate with Private Wellness Facilities, Landscaped Gardens and Panoramic Countryside Views

Amber Ashby and Leggett Immobilier International are proud to represent this rare and truly unique luxury residence, an exceptional Normandy home combining timeless character, contemporary elegance and an unrivalled lifestyle setting.

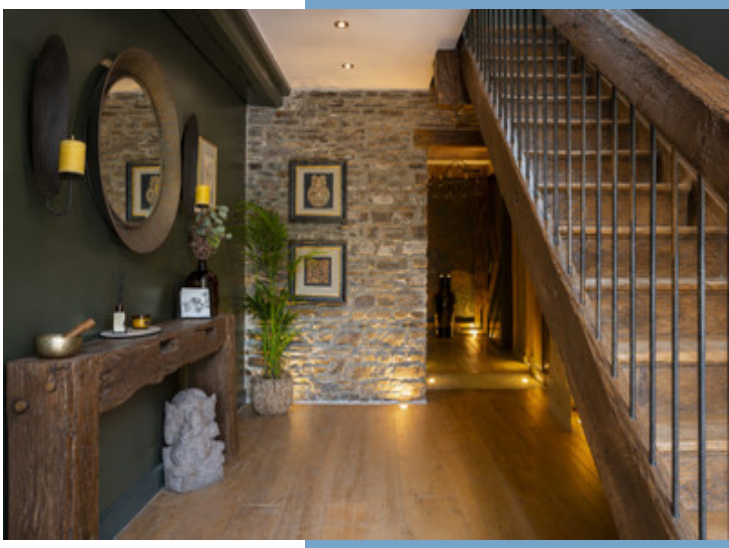
Hidden away behind private electric gates in the peaceful Normandy countryside, this exceptional stone residence offers a rare opportunity to acquire a truly unique luxury home in the heart of Manche, Normandy.

Situated in the sought-after area of Villechien, close to Mortain-Bocage, this prestigious property perfectly combines the timeless charm of traditional French architecture with the sophistication, comfort and quality expected from a high-end contemporary residence.

Set within approximately 15,968m² of private landscaped grounds, this remarkable home provides approximately 260m² of refined living accommodation, offering an exceptional lifestyle property for those seeking privacy, space and tranquillity.

From the moment you enter through the electric gates, the attention to detail is immediately apparent. The gardens have been thoughtfully landscaped throughout, with mature planting, established trees and carefully positioned exterior lighting creating a beautifully atmospheric setting that can be enjoyed throughout the day and into the evening.

The grounds provide an exceptional outdoor lifestyle, with extensive ...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46173AA50

COMPLETE FILE AND PHOTO ON REQUEST

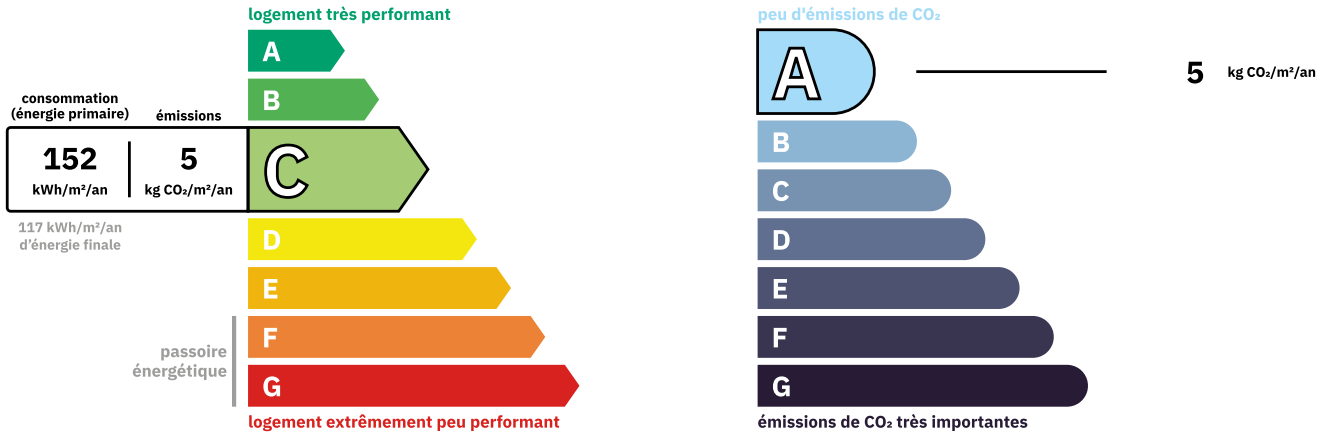
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2490 € and 3430€ 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 :A46173AA50

FILE COMPLETE AND PHOTOS ON REQUEST

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