

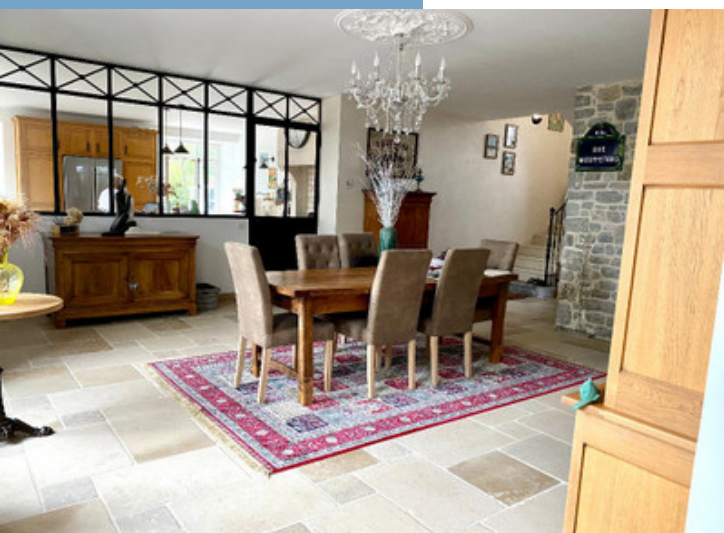


STUNNING LUXURY PROPERTY 2MNS FROM THE
SEA, HIGH-END MATERIALS, BEAUTIFUL INNER
POOL

STUNNING LUXURY
PROPERTY 2MNS FROM
THE SEA, HIGH-END
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DESCRIPTION

Beautiful mansion fully restored with sea view



PROPERTY FACT FILE	
REFERENCE	A15563
PRICE	€ 1,030,000 £ 901,868* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	400 m ²
LAND	7000 m ²
TOWN	Lingreville
DEPARTMENT	Manche
LOCATION	Coastal
TYPE	
CONDITION	
FEATURES	Mains Drains, Seaview, Electricity on site
<small>*Price based on current exchange rate which is subject to change</small>	

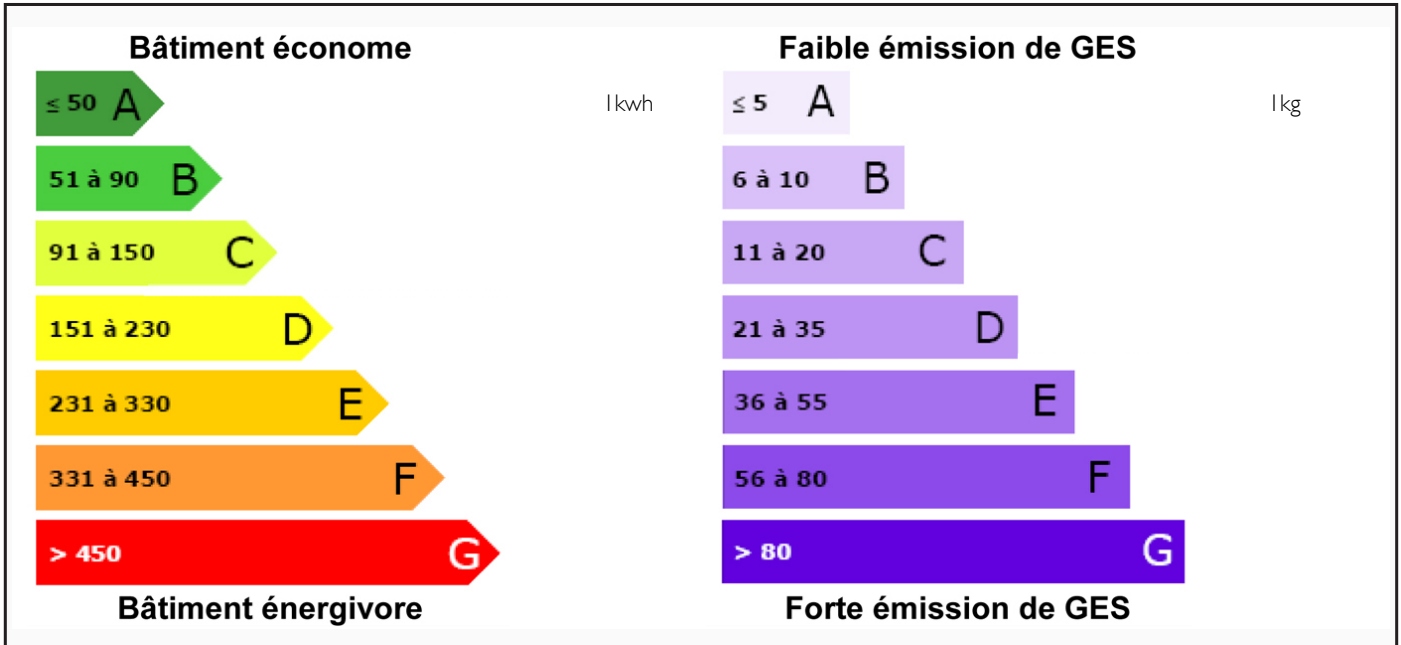


Close to the sea, between Coutances and Granville, this mansion offers both luxury and energy efficiency (classification A and B). The total surface area is 600m², 200 of which are dedicated to the indoor swimming pool and its terrace. The entire house is south-facing. The kitchen of 30m² offers a pleasant space for conviviality. The living room is bright, warmed up by the fireplace in the winter. The three bedrooms on the first floor are all en suites. All of them are 30m². On the second floor, a large dormitory and an attic complete the property. The entire ground floor is made of Burgundy stone. Underfloor heating throughout the house. The walls are covered with lime. Two garages, one of 70m² and the other of 20m² are part of the package. A second house adjoining the main one has a large living and dining room, and a fitted kitchen with a beautiful fireplace. On the first floor there are two large bedrooms, a bathroom and a toilet. The garage is of 35m². The garden with sea view is 7000m². A nice greenhouse and a well, very useful for watering, finish to give a touch of charm to this magnificent property. More pictures upon request. Typical norman stone house of 400m², a ground floor, and two floors: Ground floor : - kitchen 30m² - dining room 32m² - living room 21m² - corridor to the swimming pool 6m² - hall and stairs to 1st and 2nd floors, 8,5m² - pool 200m² (dimension of the pool itself 8 x 4m) - basement First floor : - 3 en-suite bedrooms of 35m², 31m² and 30m². Second floor of 80m²: - a fitted room of 50m² - an attic of 30m² - 2 garages, one of 70m² and the other of 20m² A second house, adjoining (for friends or gite purposes) : Ground floor : - a fitted kitchen and dining room with a big fire place 56m² First floor : - room 1, 15m² - room 2, 20m² - bathroom and toilet - a garage of 35m² Outside : - a locked garden of 7 000m² - a green house - a functional well for watering ----- Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



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ENERGY-DPE



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