

# STUNNING MANOR HOUSE IN BEAUTIFUL GROUNDS WITH A MOAT AND A LAKE SITUATED 35 MIN FROM THE MONT ST MICHEL

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HOUSE IN BEAUTIFUL
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MIN FROM THE MONT ST





### PROPERTY FACT FILE

REFERENCE A22926BDG50

PRICE € 950,000 £ 788,168\*

\*agency fees to be paid by the seller

BEDROOM 5
BATHROOM 4

ACCOMMODATION 200 m<sup>2</sup>

LAND 60000 m<sup>2</sup>

TOWN Saint-Hilaire-du-Harcouët

DEPARTMENT Manche

LOCATION Village property

TYPE Maison de Vacances, Bed and

Breakfast, Country House

CONDITION Good condition

FEATURES Private parking, Barns -

outbuildings, Detached

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





- Breathtaking scenery
- Carp fishing lake
- Numerous outbuildings including a chapel
- Peaceful setting but close to town and amenities
- Business potential Gite holidays, B&B

We are proud to offer this exceptional 16th-century building to the market.

Particularly well preserved, the manor house is surrounded by a moat and more than 6 hectares of lush greenery planted with a variety of trees (lime, birch, hydrangea, rhododendron).

## DESCRIPTIF

Currently rented out for ovemight or short stays, as well as for weddings and other events, the manor house is an ideal property for a family with a love of old stone buildings or a tourist attraction project, thanks to its strategic location on the borders of 3 regions - the Manche, Mayenne and lle et Vilaine.

Electric heating throughout and an additional pellet stove heats the living room and three bedrooms.

A small outbuilding in the courtyard opposite the manor house can accommodate friends, staff or more guests.

Two beautiful barns for renovation and a lake complete the property. Facades, roofs and chapel listed as Historic Monuments in 1974. Mont Saint Michel 40 minutes away, Rennes airport 1 h, Saint Malo and Dinard 1h10. Nantes 2 hours away.

#### Room sizes:

#### Ground floor:

- Living room 40 m<sup>2</sup>
- Dining room 29 m²
- Kitchen 5 m<sup>2</sup>
- Bedroom I 25 m<sup>2</sup> Shower room with wc 6 m<sup>2</sup>

#### First floor:

- Bedroom 2 38 m² Shower room with wc 4 m²
- Bedroom 3 27  $\text{m}^2$  Shower room with wc 5  $\text{m}^2$
- Bedroom 4 29 m<sup>2</sup> Bathroom with wc 4 m<sup>2</sup>

#### Second floor:

- Bedroom 5 12 m<sup>2</sup>
- Attic 70 m<sup>2</sup>

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

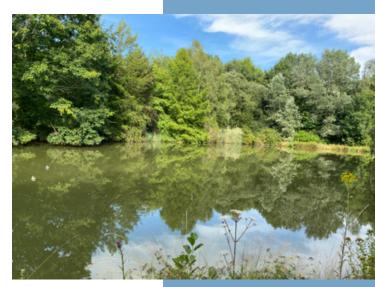
#### More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A22926BDG50
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**ENERGIE-DPE** 

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# CONTACT

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