



SUPERB CHARACTER GÎTE AND CHAMBRE
D'HÔTE PROPERTY, STABLING, 5 ACRES OF
LAND. BEACH 3 MINUTES.

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AND CHAMBRE D'HÔTE
PROPERTY, STABLING, 5
ACRES OF LAND. BEACH 3
MINUTES....



PROPERTY FACT FILE	
REFERENCE	A18210JCO50
PRICE	€ 999,999 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (950 000 EUR hors honoraires)</small>
BEDROOM	15
BATHROOM	9
ACCOMMODATION	500 m ²
LAND	20990 m ²
TOWN	Blainville-sur-Mer
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Beach 3 minutes
- Gîte and chambre d'hôte
- 5 Stables and sand school
- Excellent condition
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Situated just 5 kms from popular Agon-Coutainville with all amenities, 35 kms from Granville with ferry access to the Channel Islands, 12 kms from Coutances. Ideal five bedroom family home with two gîtes, plus four chambre d'hôte rooms. The house is in situated in a quiet area with a large field and five stables and sand school adjoining, just

DESCRIPTION

Double glazed throughout. Geothermal central heating.

The main house comprises :

Ground floor :

Entrance hall

Large open lounge with wood-burner

Fully fitted kitchen / dining room

Office

Shower room + wc

Heating room

First floor :

Two bedrooms, each with adjoining shower room + wc

Lounge with fireplace

Second floor :

Three bedrooms

Shower room + wc

Chambre d'hôte :

Ground floor :

Two bedrooms, each with adjoining shower room + wc

Dining room

First floor :

Two bedrooms

Shower room + wc

Gîte 1 :

Ground floor : Living room with kitchen

First floor : Two bedrooms, shower room + wc

Gîte 2 :

Ground floor : Living room with kitchen, bedroom, shower room wc.

First floor : Three bedrooms, kitchen, shower room + wc.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18210JCO50>

COMPLETE FILE AND PHOTO ON REQUEST

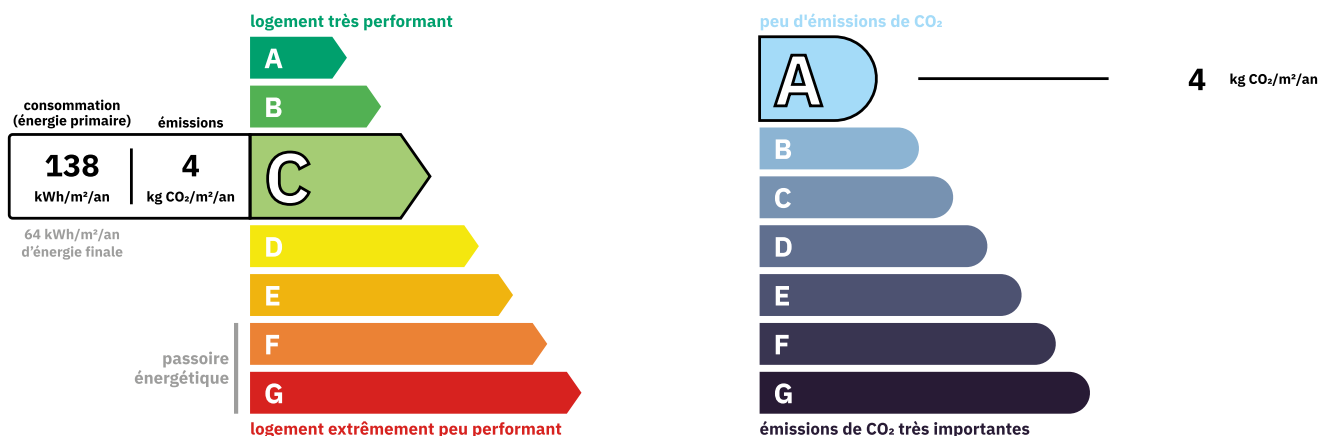


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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 2830 € and 3890€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. 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 : AI8210JCO50
FILE COMPLETE
AND PHOTOS
ON REQUEST

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