

UNDER OFFER STUNNING 17TH CENTURY MANSION HOUSE OF 285M2 RENOVATED WITH REFINEMENT, BEAUTIFUL PAVED COURTYARD.

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PROPERTY FACT FILE

REFERENCE	A34559CO50
PRICE	€ 592,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	250 m²
LAND	200 m²
TOWN	Coutances
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Maître
CONDITION	
FEATURES	

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





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- Respect of the spirit of the period
- Peace and quietness in the heart of the city
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Charm and authenticity are the key words of this superb 17th century building, elegantly restored. The property comprises three lounges, a kitchen, three bedrooms, two with en suite shower rooms and one with a bathroom, and a garage.
Treat yourself to the luxury of peace and quiet and an oasis of



DESCRIPTION

A sculpted wooden door opens onto a stone staircase leading to the ground floor rooms on the right, and opposite to the 1st floor.

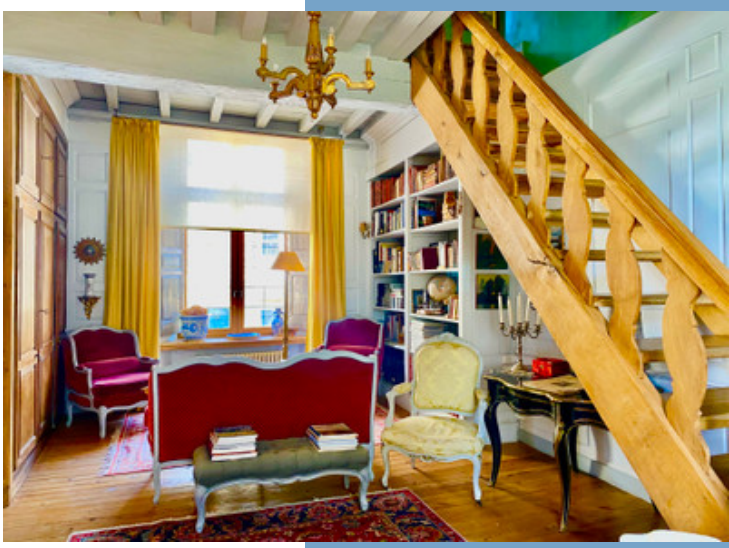
The ground floor comprises:
- an entrance hall
- a large lounge-dining room with wood-burning stove (23m2)
- a storeroom
- a toilet
- laundry and utility room
- access to the courtyard and outbuildings (wine cellar)



First floor:
- a large lounge with fireplace (34m2)
- a small lounge (13m2)
- a dining room
- a kitchen (16m2)
- a bedroom and a shower room (15m2)
- a wc

Second floor:
- a fitted landing,
- two en suite bedrooms (33m2 and 22m2)
- linen room, cupboard

3rd floor:
- An attic in good condition



A spiral stone service staircase, a cabinet of curiosities, storage space, wood panelling, parquet flooring and high ceilings complete this exceptional property.

Not to be overlooked is a 23 m2 garage just two numbers away.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34559CO50
COMPLETE FILE AND PHOTO ON REQUEST

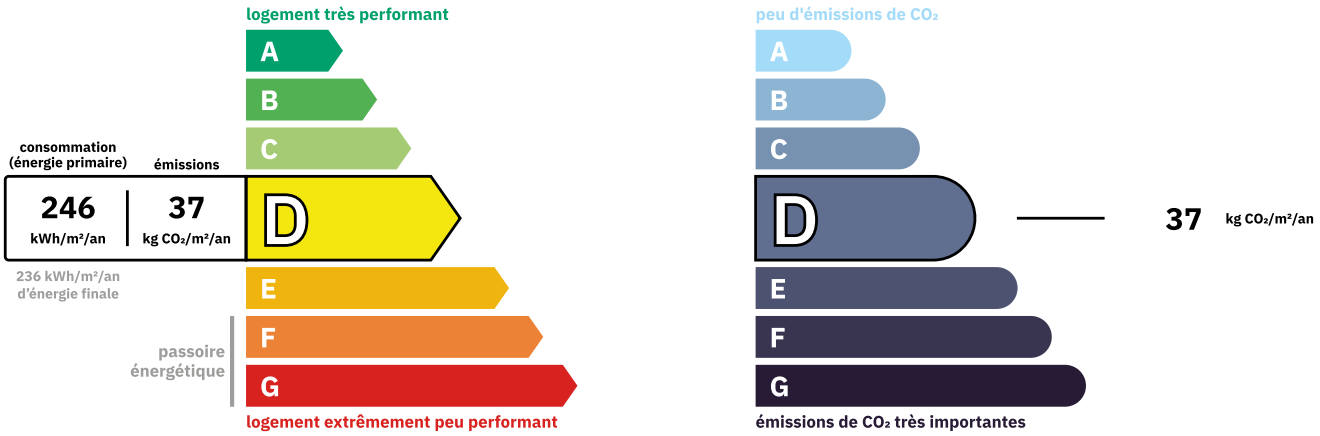
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4450 € and 6080€ for 2023

NOTICE

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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.

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CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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