

8 BEDROOM BOURGEOIS HOUSE IN THE CENTRE OF THE CATHEDRAL TOWN OF COUTANCE, MANCHE, NORMANDY WITH GITE.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

8 BEDROOM BOURGEOIS HOUSE IN THE CENTRE OF THE CATHEDRAL TOWN OF COUTANCE, MANCHE, NORMANDY WITH GIT...





PROPERTY FACT FILE

REFERENCE	A44934SPR50
PRICE	€ 900,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	7
ACCOMMODATION	357 m²
LAND	2952 m²
TOWN	Coutances
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains drainage, Private parking, High speed internet

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





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- View on the cathedral from the upper floors
- Separate guest house
- Recently renovated with taste
- 15 min to the beach
- Beautiful mature garden

8 BEDROOM BOURGEOIS HOUSE IN THE CENTRE OF THE CATHEDRAL TOWN OF COUTANCE, MANCHE, NORMANDY WITH GIT...

Ref : A44934SPR50

Tucked away at the end of a private driveway, completely hidden from view, this elegant manor house enjoys an exceptional location in the very heart of Coutances, Manche, Normandy.
The property is set within beautifully landscaped grounds of approximately 3,000 m², offering a rare sense of privacy and greenery



DESCRIPTION

Bathed in natural light, the property impresses with its high ceilings, spacious and airy rooms, and open views, particularly from the upper floors which offer a stunning outlook over the cathedral of Coutances.

The property is currently arranged as follows:

On the ground floor, a spacious entrance hall adorned with beautiful original period cement tiles immediately sets the tone of the house. It leads to a study, guest toilets, and a generous reception lounge featuring an elegant marble fireplace with a concealed flue system.

Extending from this, a large dining room, also fitted with a fireplace and built-in cupboards, provides an impressive reception space.

On the same level, the house also offers a kitchen, a laundry room, and an artist's studio, adding further charm and versatility to this character property.

The first floor comprises four beautiful bedrooms and two bathrooms, forming the main sleeping area.
Each room benefits from original hardwood parquet flooring, large windows, marble fireplaces, and abundant natural light, as well as remarkable views over the cathedral.



From a separate staircase, a private master suite offers an exclusive and intimate living space. It includes a bedroom, a private sitting room, a shower room, and separate toilets, ensuring both comfort and privacy.

The second floor features a spacious landing leading to three bedrooms, each with its own en-suite shower room and toilet. This level also benefits from a pleasant roof terrace, p...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44934SPR50

COMPLETE FILE AND PHOTO ON REQUEST

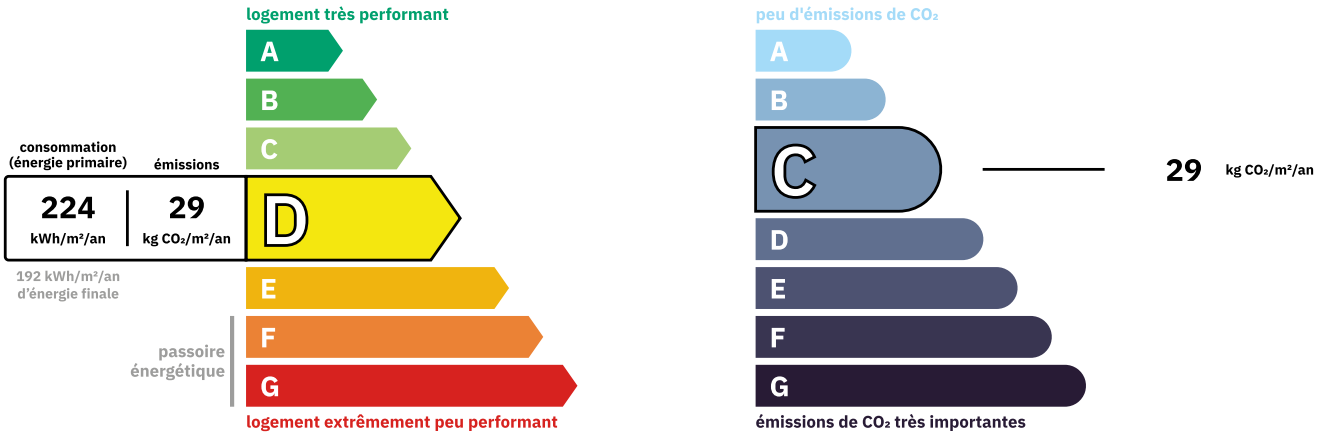
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

8 BEDROOM BOURGEOIS HOUSE IN THE CENTRE OF THE CATHEDRAL TOWN OF COUTANCE, MANCHE, NORMANDY WITH GIT...

Ref : A44934SPR50

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4610 € and 6300€ for 2021

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 :A44934SPR50

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr