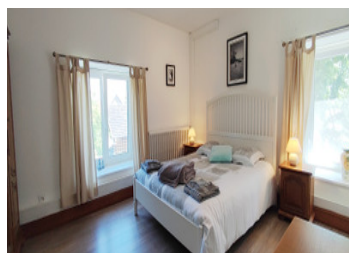
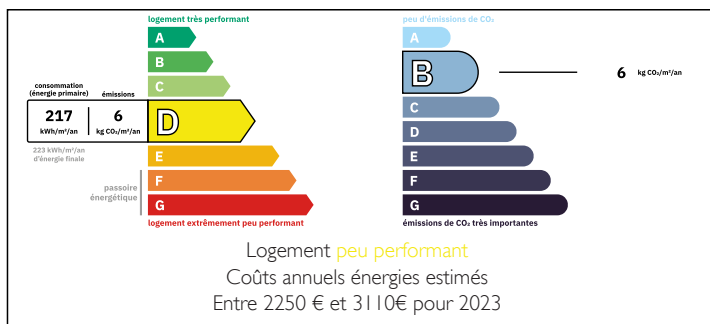


Leggett. Two superb houses, 9 beds, 6 baths. Studio, buildings, land. Gite. Close to St Lô. Pellet boiler.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Périers
Department:	Manche
Bed:	9
Bath:	5
Floor:	350 m2
Plot Size:	17241 m2

IN BRIEF

Leggett-Immo offer an Exceptional 9-Bed Countryside Retreat – Normandy

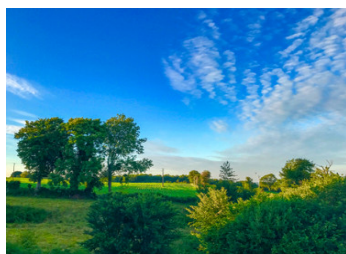
Rare opportunity to own two beautifully renovated historic homes: a 15th-century 3-bedroom house and a 16th-century 6-bedroom house, set in landscaped grounds with orchard and gardens. A purpose-built wellness studio with sliding doors opens onto a decked terrace with panoramic countryside views.

Perfect as gîtes, B&B, or retreat, the property combines period character with modern comfort. Already hosting yoga classes, it offers strong income potential. Peacefully located just 15 mins from St Lô and Périers, with D-Day beaches and museums close by. Ferry ports at Caen and Cherbourg within 1 hour.

A rare haven of peace in the Normandy

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Virtual tour help. Start in the meditation area between the properties. Visit the Gîte first with the courtyard, then into the property. On the ground floor, dining, living, kitchen, terrace. On the first floor, 4 bedrooms, in the loft, 2 bedrooms. On to the Studio with interior image and terrace view and water feature. Field to the south. Courtyard between manoir and barn. Images of Manoir, exterior and interior.

Copy and paste link for historic information.

LOCAL TAXES

Taxe foncière: 1100 EUR

Taxe habitation: EUR

NOTES

In the 16th century property you will find the ground floor divided between a generous living space and brand new fully fitted kitchen with doors to a patio area with BBQ. Six generous bedrooms three with en-suite shower rooms and a family bathroom for the others to share.

Fully double glazed and with full Oil Fired Central heating.

Ground Floor

Lounge: 7.95m x 5.67m

Dining room 4.27m x 6.19m

New Fitted Kitchen: 7.07m x 4.68m

WC

Doors leading to the BBQ patio area.

First Floor:

Bedroom 1: Double with en-suite shower room: 4.31m x 3.55m

Bedroom 2: Double with en-suite shower room: 2.06m x 3.06m

Bedroom 3: 4m x 2.55m

Bedroom 4: 3.2m x 2.38m

Family bathroom: 1.67m x 2.17m

Second Floor:

Bedroom 5 Large loft with original beams and Velux with en-suite shower room: 6.5m x 4.8m

Bedroom 6 Loft room with original beams and