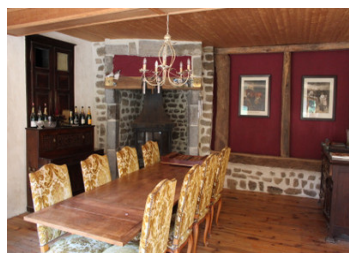


Equestrian interest. Spacious detached 5 bed house with additional detached 3 bed house, in 21 acres land.



INFORMATION

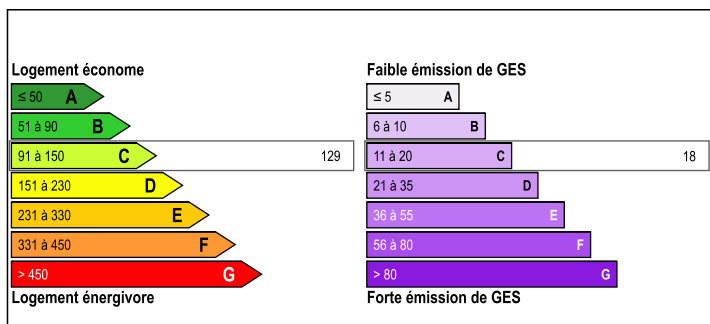
Town:	Chaulieu
Department:	Manche
Bed:	8
Bath:	4
Floor:	264 m2
Plot Size:	85089 m2



IN BRIEF

This is truly a rare find! These two houses have their own separate drives and are nestled in the heart of their own 21 acres in the beautiful Normandy countryside. The setting is absolutely idyllic with no neighbours. There is business potential to let out one of the properties as a gite or alternatively to provide a detached home for relatives. There are 5 stables, (3 purpose built foaling boxes and 2 created in stone outbuildings).

ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

THE MAIN HOUSE (habitable space approx 264m²) This house retains many original features and character to include oak beams, feature stone walls and granite fireplaces. There is still further scope to make your own mark and some rooms do require finishing. There is also oil fired central heating, Rayburn solid fuel stove in the kitchen and a wood burning stove in the lounge Ground floor:- kitchen with space for breakfast table and chairs. A small staircase from kitchen provides access to office area. Utility room with toilet and plumbing for washing machine. Additional room. Large dining room with granite fireplace. Spacious lounge with granite fireplace and wood burning stove. First floor:- Spacious landing leading to 4 double bedrooms (one with en-suite shower, wash hand basin, toilet). Family bathroom with bath, wash hand basin and toilet. Separate toilet. Second Floor:- Twin bedroom with storage area. SECOND HOUSE (Habitable space approx 105m²) Ground floor: - large kitchen/diner with under floor heating. Lounge with wood burning stove. Double bedroom with adjacent bathroom to include shower, wash hand basin and toilet. First floor: - landing leading to double bedroom with en-suite toilet and wash hand basin. Additional double bedroom and bathroom to include bath, wash hand basin and toilet. Garage attached. OUTSIDE Private parking for both properties. The land surrounds both properties and is suitable for both equestrian and smallholding use.

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