

Superb character gîte and chambre d'hôte property, stabling, 5 acres of land. Beach 3 minutes.



INFORMATION

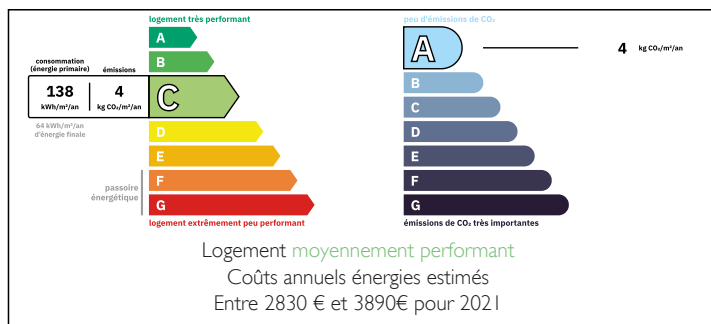
Town:	Blainville-sur-Mer
Department:	Manche
Bed:	15
Bath:	9
Floor:	500 m2
Plot Size:	20990 m2

IN BRIEF

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 minutes from the beach.



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.



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

Gite 1 :

Ground floor : Living room with kitchen

First floor : Two bedrooms, shower room + wc

Gite 2 :

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

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

LOCAL TAXES

Taxe foncière: 2800 EUR

Taxe habitation: EUR

NOTES