

Leggett. Renovated 18thC Normandy home, 5 beds, 3 baths, barns, 2+ acres, country setting near D-Day beaches

EXCLUSIVE

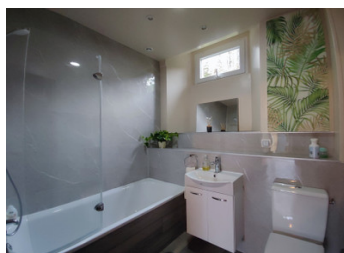
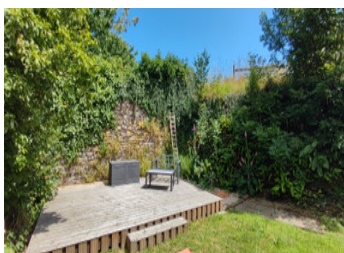


INFORMATION

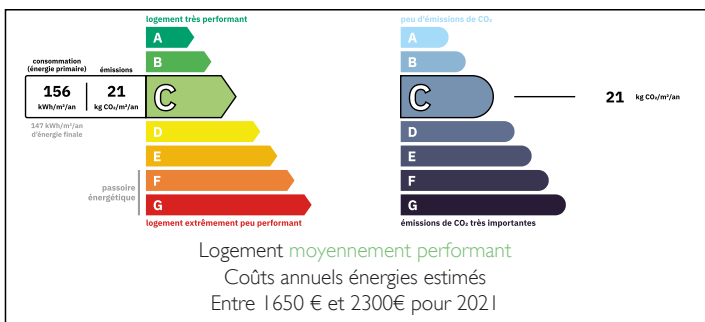
Town:	Villiers-Fossard
Department:	Manche
Bed:	5
Bath:	3
Floor:	212 m2
Plot Size:	8678 m2

IN BRIEF

Leggett-Immo offer you this Charming 18th-century country home in Normandy, superbly renovated and ready to move in. Offering 212 m² of living space with 3 reception rooms, 5 bedrooms, and 3 bathrooms, plus barns and outbuildings with potential for expansion. Set on over 2 acres with patios, BBQ area, and private parking, the property also includes a well and caravan with deck providing spectacular views over the surrounding countryside. Ideal as a family home, smallholding, or B&B/gîte. Modern comforts with new gas central heating and double glazing. Peaceful location yet only 10 mins to amenities, 15 mins to SNCF (Paris–Cherbourg), 30 mins to Omaha & Utah Beaches, 40 mins to west coast beaches, and under 1 hour to ferry ports.



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

Step into the timeless charm of this superb 18th-century Normandy home, where every detail has been thoughtfully designed to blend character with modern comfort.

Arriving at the property, two inviting entrances welcome you from the front patio and parking area. The main entrance hall sets the tone, leading gracefully to the elegant dining and living rooms on one side, and to the beautifully appointed kitchen and a utility room and further on to the shaded summer room on the other. A full ground-floor bathroom lies at the end of the entrance hall, while the sweeping staircase carries you to the first floor.

The second entrance brings you into the practical boot room and laundry, before opening onto the cooler summer room and the fully fitted kitchen. Here, a delightful surprise awaits: a hidden rear pantry and a clever instant boiling water tap for ease and style. Makes a great cuppa....

The dining and living rooms are truly generous, the living area boasting an impressive hearth with log burner, and triple-aspect windows framing captivating countryside views. The dining room offers a convivial space with built in bar. Upstairs, four spacious bedrooms and two bathrooms (each with WC) provide comfort and space. The first bedroom even opens directly onto the rear patio and deck, perfect for quiet morning coffee. Ascend further to the loft, via a striking staircase with copper handrail, where the fifth bedroom offers panoramic views across the countryside.

Outside, patios and decking are available in front and...

LOCAL TAXES

Taxe foncière: 590 EUR

Taxe habitation: EUR

NOTES