

Manor house and barns to renovate in exceptional countryside location 25km from the coast



INFORMATION

Town:	Gorges
Department:	Manche
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	3316 m2



IN BRIEF

Wil Darwen and Leggett are proud to present a rare opportunity to purchase a sizable Norman Manoir and barns for renovation in a secluded countryside location 1km from a village with a bar/cafe/epicerie. There is also a possibility to buy extra land (0.9 hectares) within 2km of the property.

The main house is east facing and outbuildings and barns make up an enclosed garden courtyard area with more land to the rear.

The building is steeped in history with many original features, including cider press, earth floors and tools and equipment used during the history of the property.

Perrier (11km), Carentan (15km) and La Haye du Puits (14km) are all within easy driving distance and have a good selection of shops, restaurants and supermarkets between them as well as a year round

ENERGY - DPE

DPE not required.

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 foncière: 475 EUR

Taxe habitation: 460 EUR

NOTES

DESCRIPTION

THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES:

Ground Floor –

Living Room – 28.8 m² (5.42 × 5.31 m)
Partly glazed door and window to the front and window to the side elevations. Tiled floor. Stairs to first floor with cupboard under.

Room – 11.7 m² (5.42 × 2.16 m)
Window to front elevation. Tiled floor. Door to:

Room – 4.8 m² (2.27 × 2.12 m)

Former Kitchen – 11.0 m² (3.71 × 2.97 m)
Window to rear elevation. Plumbing for sink. Tiled floor.

Shower Room – 7.7 m² (2.94 × 2.63 m)
Pedestal basin. WC. Open shower. Tiled floor. Window to rear elevation.

Utility Area – 4.8 m² (3.02 × 1.60 m)
Window to rear elevation. Tiled floor. Hot water cylinder. Space and plumbing for washing machine. Fuseboard.

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First Floor –

Landing – (area not specified)
Window to side elevation. Wood flooring.

Bedroom 2 – 15.9 m² (4.22 × 3.76 m)
Window to front elevation. Telephone socket. Wood flooring.

Bedroom 3 – 15.2 m² (4.41 × 3.45 m)
Window to front elevation. Wood flooring.

Store Room (ideal for conversion to bathroom) –