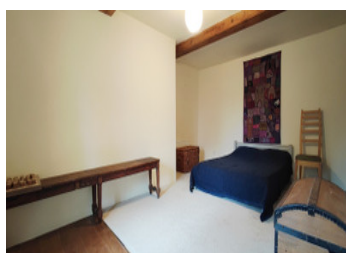
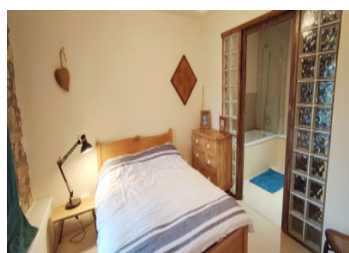
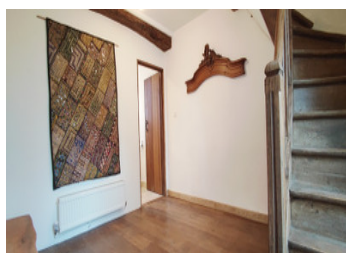


Leggett Beautiful 3 bed, 2 bath restored longère. Wood central heating. GF living possible. 70m2 barn. Parking

EXCLUSIVE



INFORMATION

Town:	Tribehou
Department:	Manche
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	3391 m2

IN BRIEF

Leggett-Immo offer a Beautifully Renovated Normandy Longère with Land – Near Tribehou

Charming 3-bed, 2-bath longère with nearly an acre of land (3300m2), tastefully renovated with traditional methods. Features a spacious kitchen-diner, ground-floor bathroom, and recently installed wood-fired central heating. This cosy home is perfectly placed on the edge of Tribehou, with forest and river walks nearby, amenities within 2 mins, and easy access to D-Day beaches and the Atlantic coast.

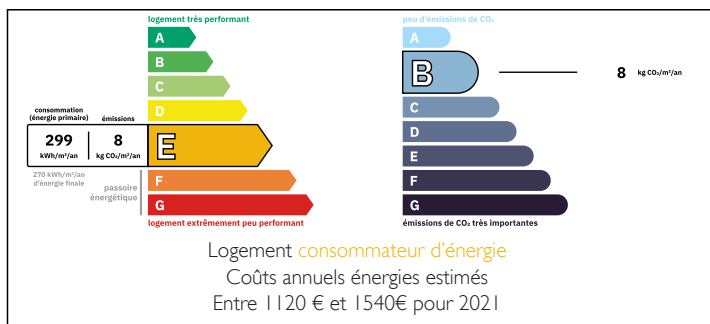
Additional potential with a 70 m² attached barn and developable loft, ideal for creating a gîte or extra income. Perfect as a permanent home, holiday retreat, or investment. SNCF Paris link at 15 mins, ferry ports Caen & Cherbourg within 1 hr.

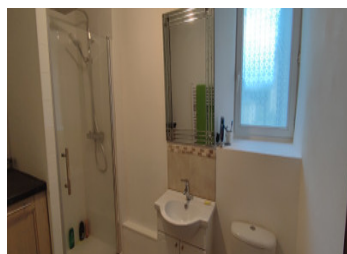
Price reduced – motivated vendor.

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 357 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A Beautifully Renovated Normandy Longère – Charm, Comfort & History

Come and discover the timeless charm of this fully renovated traditional Normandy longère, where authentic character meets modern comfort.

From the sunny terrace, step into the heart of the home: a bright and modern fitted kitchen with dining area (23 m²), enhanced by a wood-fuelled central heating stove, creating a warm and convivial atmosphere. A newly installed oak staircase rises gracefully to a first-floor bedroom (10 m²) with its own ensuite bathroom—perfect for guests or private retreat.

The kitchen opens into a welcoming lounge (16.5 m²), and from here into a cosy snug, which can also serve as a ground-floor bedroom (9 m²). A tastefully updated bathroom (4.5 m²) completes this level. From the snug, a beautiful winding wooden staircase leads to the first floor, where a mezzanine-style office/bedroom (12.75 m²) connects to the spacious main bedroom (20 m²), bathed in natural light.

The owner has lovingly enhanced the property with significant upgrades, including a full wood-burning central heating system, a modernised ground-floor bathroom, and the installation of a second staircase to improve flow and comfort. Double-glazed throughout, this longère is ready to enjoy in every season.

Outside, the property continues to impress with a 70 m² attached barn offering enormous potential, a dedicated wood store, and a field that stretches gently down to the river—an idyllic setting for nature lovers.

Perfectly placed to enjoy the very best of Calvados and Manche, this home sits equidistant between the legendary...