

Ref: A34559CO50

Price: 699 000 EUR

agency fees to be paid by the seller

Stunning 17th century mansion house of 285m2 renovated with refinement, beautiful paved courtyard.



INFORMATION

Town: Coutances

Department: Manche

Bed: 3

Bath: 3

Floor: 250 m2

Plot Size: 200 m²







IN BRIEF

Charm and authenticity are the key words of this superb 17th century building, elegantly restored. The property comprises three lounges, a kitchen, three bedrooms, two with en suite shower rooms and one with a bathroom, and a garage.

Treat yourself to the luxury of peace and quiet and an oasis of greenery in the landscaped courtyard, just a stone's throw from the cathedral.

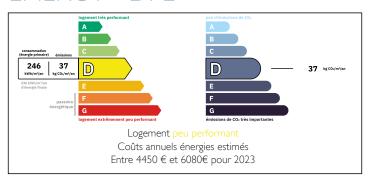








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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.





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LOCAL TAXES

Taxe foncière: 2320 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A sculpted wooden door opens onto a stone staircase leading to the ground floor rooms on the right, and opposite to the 1st floor.

The ground floor comprises:

- an entrance hall
- a large lounge-dining room with wood-burning stove (23m2)
- a storeroom
- a toilet
- laundry and utility room
- access to the courtyard and outbuildings (wine cellar)

First floor:

- a large lounge with fireplace (34m2)
- a small lounge (13m2)
- a dining room
- a kitchen (16m2)
- a bedroom and a shower room (15m2)
- a wc

Second floor:

- a fitted landing,
- two en suite bedrooms (33m2 and 22m2)
- linen room, cupboard

3rd floor:

- An attic in good condition

A spiral stone service staircase, a cabinet of curiosities, storage space, wood panelling, parquet flooring and high ceilings complete this exceptional property.

Not to be overlooked is a 23 m2 garage just two numbers away.

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