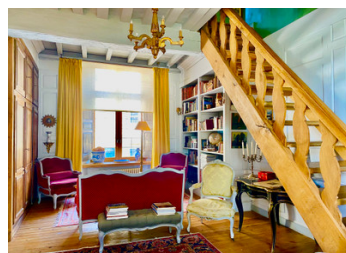


UNDER OFFER Stunning 17th century mansion house of 285m2 renovated with refinement, beautiful paved courtyard.



INFORMATION

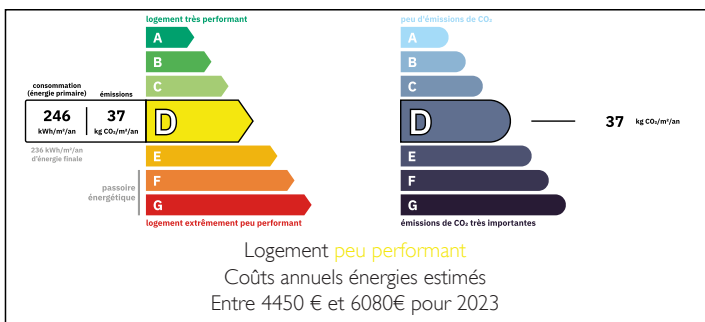
Town:	Coutances
Department:	Manche
Bed:	3
Bath:	3
Floor:	250 m2
Plot Size:	200 m2



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.

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.



LOCAL TAXES

Taxe foncière: 2320 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>