

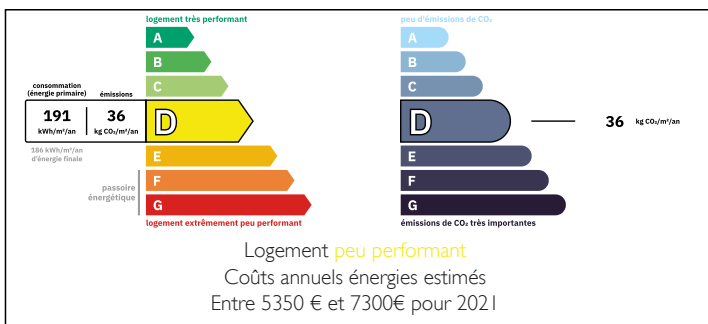
Sustainable Eco paradise consisting of 5 residential units with huge business potential



EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Ver
Department:	Manche
Bed:	8
Bath:	5
Floor:	262 m2
Plot Size:	9732 m2

IN BRIEF

Leggett Immobilier presents a remarkable old farmhouse, featuring a recently installed slate roof, comprising the owners' home and 4 holiday cottages, as follows: _

Owners' home: - Ground floor: a kitchen, a living room, a bathroom with shower and toilet, and a conservatory. - First floor: two bedrooms.

Adjoining the main house and featuring a unique design, 4 gîtes: -

BAMBOO:

- Ground floor: a conservatory, an open-plan kitchen with dining area and a bathroom with shower and WC. - First floor: two bedrooms.

CIDRE:

- Ground floor: one bedroom, a living room, a kitchen and a bathroom with shower and toilet.

MAUVE:

- Ground floor: a veranda and a kitchen with a seating area. - First floor: one bedroom and a bathroom with shower and toilet.

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

An exceptional former farm combining heritage, and sustainable living, set in the heart of unspoiled Normandy countryside. This rare property offers refined living space, comprising an elegant main house and four independent guest cottages (gîtes), perfectly suited to a private family domain or a high-end hospitality project.

Fully aligned with contemporary expectations, the estate integrates eco-responsible technologies, including renewable electricity and sustainable heating solutions, ensuring comfort with reduced environmental footprint. Each gîte benefits from its private entrance, conservatory and excellent insulation, offering guests privacy and year-round serenity and comfort, an increasingly sought-after feature in the Normandy tourist market.

A hectare of land surrounds a true haven of peace, featuring a charming small pond, a natural stream crossing the pastures, and open spaces ideal for horses or a small-holding. The setting reflects the Normandy landscape offering rare tranquillity within easy reach of key destinations such as Rouen, the Seine valley, and the Côte d'Albâtre and the coveted and most visited Mont st Michel.

Previously awarded an important eco-standard, the property stands out in the French market as a benchmark for sustainable and responsible tourism, an asset of growing importance for discerning European and international buyers. Many purely bio produced meats and vegetable are produced in the area and at this homestead.

Additional features include a beautifully maintained eco - garden, private parking, an electric vehicle bormes, 2 animal shelters, and pasture land.

This is a golden opportunity to acquire a unique slice of Normandy that combines lifestyle appeal, ecological commitment,...

LOCAL TAXES

Taxe foncière: 416 EUR

NOTES