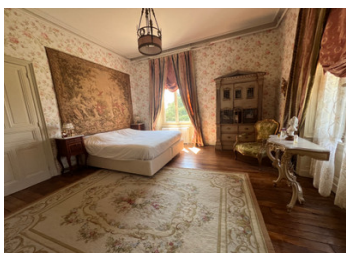


Château with gîte, outbuildings, land & woods near Sourdeval – a unique opportunity!

EXCLUSIVE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Beauficel |
| Department: | Manche    |
| Bed:        | 8         |
| Bath:       | 6         |
| Floor:      | 380 m2    |
| Plot Size:  | 100000 m2 |

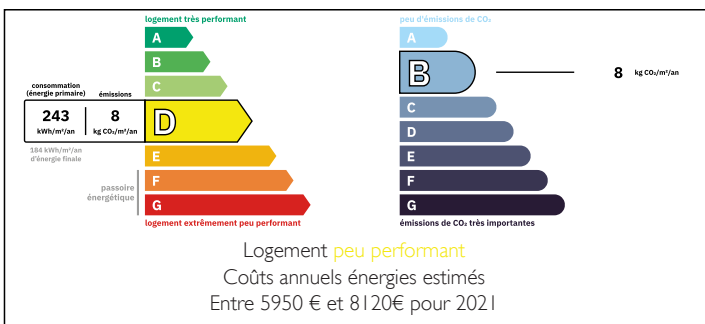
## IN BRIEF

Set at the end of a private driveway, this charming small chateau enjoys an elevated position with lovely views over the surrounding countryside. Nestled in a particularly pretty and peaceful setting, the property includes various outbuildings and sits on a generous plot, the majority of which is established woodland—ideal for nature lovers.

The layout of the house offers great potential for use as a B&B, with part of the property easily sectioned off for guest accommodation. In addition, there is a fully independent studio apartment—perfect for visiting family and friends or as a holiday rental.

Located just a short drive from the bustling town of Sourdeval, this unique property offers privacy, charm, and excellent business potential in the heart of Normandy.

## 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.



## DESCRIPTION

The main entrance to the château features a grand and impressive hallway, leading into a comfortable sitting room with a traditional fireplace and a wood-burning stove. There is also a second sitting room, or "pièce de vie," offering additional space for relaxation. Off the grand hallway, you will also find the kitchen, and a WC.

The wide, original oak staircase is a striking feature, leading you up to the first floor where two large, elegant bedrooms await. An adjoining dressing room adds to the functionality and charm of this level, and the tastefully decorated bathroom completes the space.

The staircase continues to the second floor, where a similar layout is found, with two more spacious bedrooms and another well-appointed bathroom. This level mirrors the elegance and functionality of the floors below, offering additional living space that maintains the château's harmonious design.

The west wing of the château, adjoining the kitchen, features another entrance hallway that leads into a sitting room with a charming fireplace. Also on this level is a utility room and a downstairs loo for added convenience. This wing can be accessed directly through the château kitchen or can be closed off for more privacy. Stairs lead up to the first floor, where there are three well-sized bedrooms, each with its own en suite bathroom. The second floor offers three smaller rooms under the eaves, ideal for storage or other uses, along with an additional bathroom.

The property has recently been fitted with a new wood-fuelled...

## LOCAL TAXES

**Taxe foncière: 3035 EUR**

**Taxe habitation: EUR**

## NOTES