

Rare 16thC "petit manoir" with tower, land & stunning countryside setting close to the village of Boisyon.

EXCLUSIVE



## INFORMATION

Town:	Boisyon
Department:	Manche
Bed:	2
Bath:	1
Floor:	150 m2
Plot Size:	15938 m2

## IN BRIEF

UNDER OFFER A stunning stone house, believed to date back to the 16th century and thought to have once been a "ferme fortifiée", full of original features including an authentic garderobe-style toilet in the tower, impressive granite fireplaces, and generously sized rooms. While the interior requires full renovation, it offers a rare chance to create your own elegant French manoir house, finished to your taste. Set at the end of a tree-lined driveway in peaceful countryside between Villedieu-les-Poêles and Saint-Sever, and just 35 km from the coast at Granville. A truly rare find on the market.



## ENERGY - DPE

DPE not required.

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

This unique and characterful property offers an exciting opportunity for renovation and restoration. On the ground floor, you'll find a large dining room (40m<sup>2</sup>) and/or sitting room featuring a striking granite fireplace, offering a dramatic focal point. A smaller 'temporary' kitchen sits nearby, along with a basic bathroom. There is also access to a lower-level cave, which could be converted into a new kitchen or additional living space, subject to works.

A stone tower staircase leads to the first floor, where there are two very spacious bedrooms and a garderobe-style toilet set within the tower itself. Continuing up the staircase, you'll find two attic rooms under the eaves, with views up into the top of the tower — a unique architectural feature.

All of the doors and windows have been lovingly and skillfully renovated, with great care taken to respect the character and original style of the property; the remainder of the house, however will require a full renovation.

The mature gardens and surrounding grounds are equally charming and add greatly to the property's appeal. A natural spring runs down from the top of the driveway into a private "lavoir," offering a useful water source — ideal for gardeners, nature lovers, or those wishing to create a self sufficient style lifestyle.

The land includes two small paddocks, perfect for keeping horses, donkeys, or other small livestock. On the rear lawn, you'll find an ancient stone bread oven. Adjacent to the house is an ample garage and/or workshop space...

## LOCAL TAXES

Taxe foncière:	622 EUR
Taxe habitation:	EUR

## NOTES