

Leggett. Contemporary Normandy 4 bed 2 bath house. Spectacular views. Landscaped grounds. Private terrace.



INFORMATION

Town:	Saint-André-de-Bohon
Department:	Manche
Bed:	4
Bath:	2
Floor:	245 m2
Plot Size:	8298 m2

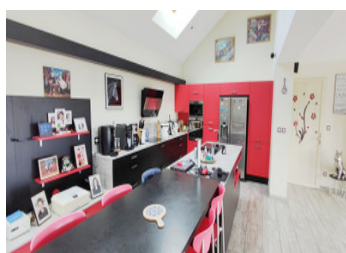
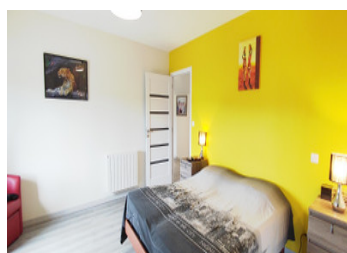
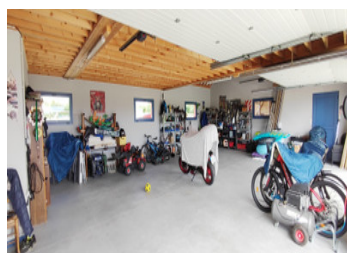
IN BRIEF

Contemporary Countryside Home – Normandy

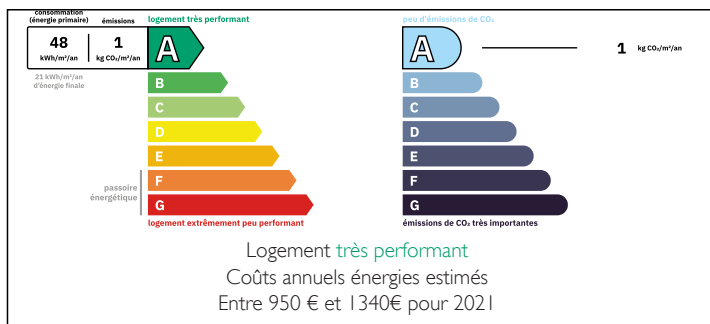
At the end of a quiet lane lies this 245m2 modern home, built in 2017 and set in landscaped grounds of 8300m2. With an A–A energy rating, double glazing, and underfloor heating across the 138 m² ground floor, it combines comfort with high efficiency.

The bright living space features high ceilings, skylights, and three patio doors opening to a full-length south-facing terrace. A sleek kitchen leads to a utility room, plus a ground-floor bedroom and bathroom offer single-level living. Upstairs are three further bedrooms, including a parental suite with dressing room and bathroom.

An immense garage (5+ cars) with electric doors includes a boarded loft for conversion. Outside, a gated entrance opens to a gravel drive, carport,

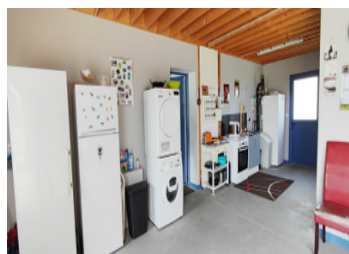


ENERGY - DPE



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

At the end of a country lane we find this beautiful contemporary home with landscaped grounds. Built in 2017 it benefits from recent innovations including insulation (over engineered) and drainage (microstation) and heat pump. Double glazed throughout and with A - A energy rating, this property is as close to passive as you could hope. Underfloor heating warms the whole 138m2 ground floor living area. The main space offers high ceilings and skylights to let the light flood in. There is a ground floor bedroom and a full bathroom just off the living area. There are three large patio doors that give access to the full length south facing terrace. Further on there is a beautiful pond with goldfish. Further still we enjoy the spectacular views over the countryside. On the first floor we have a further three large bedrooms, one of which has a designated dressing room and bathroom, parental suite. A separate W.C. is conveniently located at the end of the landing. Back on the ground floor we have direct access to the rear kitchen and laundry area. from here you can appreciate the immense open garage space, enough to house 6 vehicles plus. Above is a large loft area, currently boarded out, that could be used for a games room, or even additional living space. A large gravel area sweeps in from the gated entrance and provides parking for multiple vehicles. A carport offer extra storage for garden equipment or a...

LOCAL TAXES

Taxe foncière: 1041 EUR

Taxe habitation: EUR

NOTES