

Ref: A40255EMM50

Price: 359 000 EUR

agency fees to be paid by the seller

#### Detached Longère - Approx. 330 m - 6 Bedrooms - Garden - Saint-James (50240), Normandy





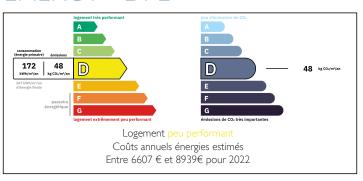








## **ENERGY - DPE**



# INFORMATION

Town: Saint-James

Department: Manche

Bed: 6

Bath: 4

Floor: 330 m2
Plot Size: 3410 m2

#### IN BRIEF

Spacious 6-Bedroom French Country Home with Land, Outbuildings & Easy Access to Mont Saint-Michel

This charming 6-bedroom, 4-bathroom countryside retreat is nestled in a rural setting just a short drive from the iconic Mont Saint-Michel. Perfect for large families, multi-generational living, or as a luxury holiday rental investment, this property offers:

- Generous living space with multiple reception rooms and a modern kitchen
- Detached outbuilding and garage ideal for workshops, storage, or conversion potential
- Extensive private land perfect for gardening, smallholding, or outdoor leisure
- Excellent access to local amenities, beaches, and Normandy attractions
- Character features blended with modern comforts in a French country style

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.





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## LOCAL TAXES

Taxe habitation:

**EUR** 

# **NOTES**

## DESCRIPTION

Charming 6-Bedroom Property in the Heart of Normandy – Ideal for Family Living or Hospitality Business

Nestled in a tranquil setting in Saint-James, this beautifully restored 6-bedroom property offers the perfect blend of character, comfort, and versatility. Ideally located near the Normandy–Brittany border, it provides easy access to some of the region's most iconic destinations, including Mont-Saint-Michel, Fougères Castle, Saint-Malo, Dinard, and Dinan—all within an hour's drive.

Flexible Living Spaces

The property is cleverly designed to function as two independent living areas:

Self-Contained Gîte: A private 2-bedroom unit with its own entrance, kitchen, and shower room—perfect for guests or rental income.

Main Residence: Features a spacious open-plan kitchen and snug area, ideal for relaxed dining and family gatherings.

Elegant Accommodation

Upstairs, the main house boasts:

Three generously sized bedrooms, each with an ensuite bathroom and dressing room.

A fourth bedroom currently used as a home office.

A third-floor suite with ensuite, offering privacy and charm.

Authentic Charm & Shared Spaces

At the heart of the property lies a stunning lounge and dining area, where original oak beams and exposed stone walls create a warm, inviting

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