

Charming stone house in Normandy, near Granville & coast – character, calm, and countryside charm



EXCLUSIVE

## INFORMATION

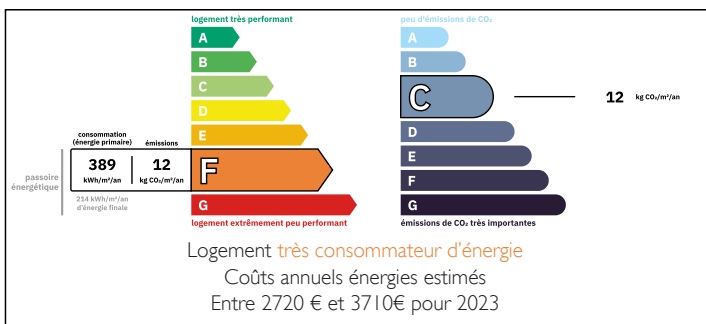
Town:	Le Mesnil-Villeman
Department:	Manche
Bed:	3
Bath:	1
Floor:	104 m <sup>2</sup>
Plot Size:	998 m <sup>2</sup>



## IN BRIEF

Charming stone house located in a quiet Normandy hamlet, just 3 km from the local town of Champrepus (shops, post office, zoo), 10 km from Villedieu-les-Poêles (train station, full amenities), and 17 km from the seaside resort of Granville. This mid-terrace house offers around 104 m<sup>2</sup> of living space on a 998 m<sup>2</sup> plot. Ground floor: kitchen/dining room with woodburner and old stone flooring, living room with large fireplace. First floor: two bedrooms, bathroom, large attic. Second floor: additional bedroom. Outside: courtyard with parking, garden, and a detached outbuilding/garage/workshop of approx. 30 m<sup>2</sup>. Electric radiator heating and woodburner. Single glazing. Septic tank. Slate roof replaced in 2016. A characterful home full of potential, close to the coast and all amenities.

## 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

Set in the Normandy countryside, this charming mid-terrace stone house offers peace and character while remaining close to the coast and all amenities. Located just 3 km from Champrepus (shops, post office, school, zoo), 10 km from Villedieu-les-Poêles (full amenities, restaurants, train station), and 17 km from Granville, a lively seaside resort with beaches, marina, markets, and ferries to the Channel Islands.

The house offers approx. 100 m<sup>2</sup> of living space full of rustic charm and original features.

Ground floor: spacious kitchen/dining room with woodburner and beautiful old stone floor, adjoining living room with large stone fireplace.

First floor: two bedrooms, bathroom with bath/shower, WC, and a large attic space with conversion potential.

Second floor: additional attic bedroom, perfect for guests.

Outside: enclosed courtyard with parking, garden to the rear, and a detached outbuilding (approx. 30 m<sup>2</sup>) currently used as garage/workshop.

Heating via electric radiators and woodburner. Single glazing.

Drainage by septic tank.

The slate roof was fully renewed in 2016, a major improvement ensuring long-term protection.

The total plot of 998 m<sup>2</sup> provides a peaceful, not-overlooked outdoor area — ideal for gardening or relaxing in the countryside.

This character stone property offers great potential as a permanent home, holiday house, or investment, within easy reach of the coast, train connections, and all everyday facilities. A rare opportunity to acquire an authentic Normandy home with history, charm, and scope to improve.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 430 EUR

Taxe habitation: EUR

## NOTES