

*****UNDER OFFER***** uperb restored Norman manor house, just 27 km from Cherbourg & 30 minutes from the beaches

EXCLUSIVE



INFORMATION

Town:	Sortosville
Department:	Manche
Bed:	6
Bath:	4
Floor:	448 m2
Plot Size:	6316 m2

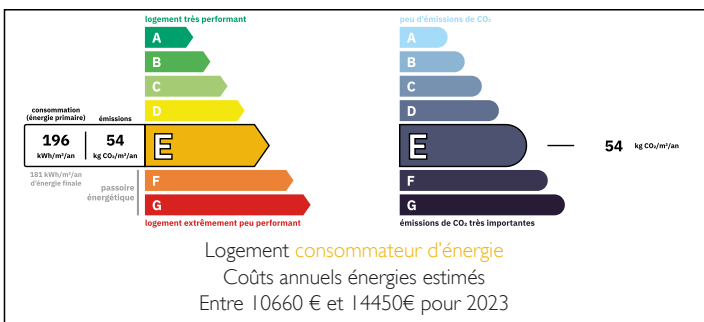
IN BRIEF

Nestled in the heart of the cotentin Manche peninsular, this magnificent fully renovated 16th-century manor offers an exceptional living environment combining historic charm, generous space, and modern comfort. With 448 sqm of living space spread over two floors, this prestige property delivers outstanding quality of life and remarkable versatility.

An ideal opportunity for a bed and breakfast or guesthouse business, the manor features 6 spacious bedrooms, including 5 en-suite bedrooms, perfectly suited for welcoming guests in comfort and privacy.

The property boasts large, light-filled reception rooms, creating a warm and inviting atmosphere ideal for entertaining. Thanks to its four exposures (north, south, east, and west), the manor enjoys abundant natural light throughout the day.

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

Ground floor:

- Spacious entrance hall / reception hall
- Living room
- Dining room
- Fully equipped kitchen with range cooker
- Laundry room
- Pantry
- Storage spaces
- Separate WC

First floor:

- Mezzanine with access to an outdoor terrace
- Living room
- Bedroom 1
- Bedroom 2
- Bathroom

Second floor:

- Bedroom 3 with en-suite bathroom
- Bedroom 4 with en-suite shower room
- Bedroom 5 with en-suite shower room
- Bedroom 6

Turret with stone staircase, adding unique architectural character.

Outbuildings and exterior

- Barn and garages
- Walled garden offering privacy and security

Technical features

- Oil-fired and electric heating
- Double glazing
- Energy rating:

Residence tax: €772 / Property tax: €830

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

LOCAL TAXES

Taxe habitation: EUR

NOTES