

Leggett. Large village house 225m2 with 4,100 m land, Orchard, Outbuilding & Double Garage. Full basement.



## INFORMATION

Town:	Le Désert
Department:	Manche
Bed:	4
Bath:	3
Floor:	225 m2
Plot Size:	4142 m2



## IN BRIEF

A spacious and characterful family home set in the Normandy countryside, offering generous living space, mature gardens with orchard, and outbuilding. This property combines traditional charm with practical modern features and provides excellent potential for a family residence, holiday home, or guest accommodation.

Featuring.....

225 m<sup>2</sup> living space

4 bedrooms including ground-floor with ensuite

Large living and dining room with exposed beams

Pellet burner heating

Separate kitchen with terrace access

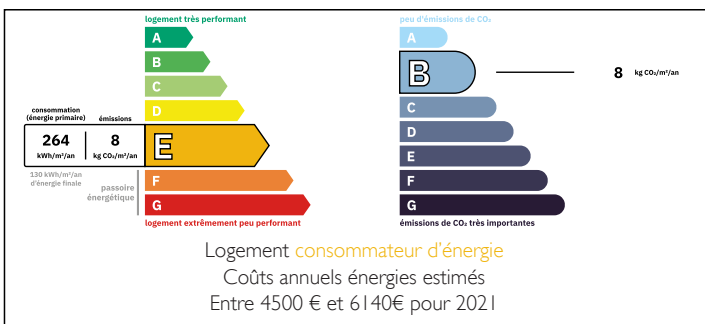
Large covered veranda accessed from the living dining area

Full basement

Large double-height double garage

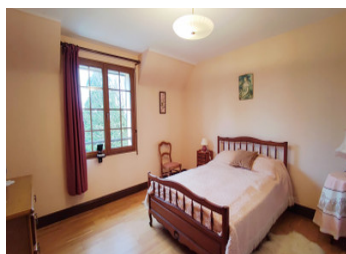
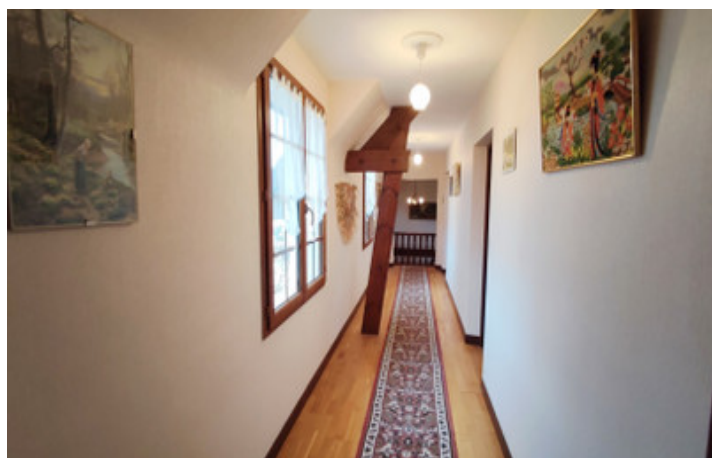
Independent granny-flat building, gite potential

## 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.



## LOCAL TAXES

**Taxe foncière:** 1183 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Interior

The house offers a generous 225 m<sup>2</sup> of living space with a flexible layout suitable for family living or hosting guests. The ground floor features a spacious living and dining area with exposed beams and a pellet burner creating a warm and inviting atmosphere. The large veranda can be accessed from here. A separate kitchen provides direct access to the terrace for outdoor dining. A ground-floor bedroom with ensuite shower room adds convenience and accessibility.

### Upper Floor

The first floor offers three additional bedrooms, including one with an ensuite shower room, along with additional bathroom facilities. The layout provides comfortable accommodation for family members or visiting guests.

### Exterior & Land

The property sits on approximately 4,100 m<sup>2</sup> of land including a mature garden and orchard. A large covered veranda overlooks the garden, providing an ideal space for relaxation or entertaining. The grounds also feature a large double-height garage, an independent granny-flat building with potential for guest accommodation or gîte use, and a double entrance from the road allowing convenient access and additional parking.

### Investment & Lifestyle Potential

With its generous land, multiple outbuildings and flexible layout, this property offers excellent potential for a family home, countryside retreat, or guest accommodation project.

Normandy's beautiful countryside, historic towns and proximity to the coast make the location ideal.

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