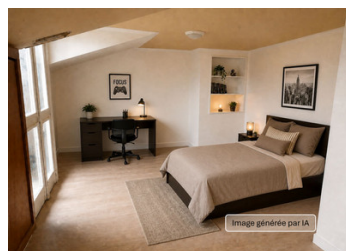


## Riverside family home for sale in Normandy with gîte potential, workshop and garden

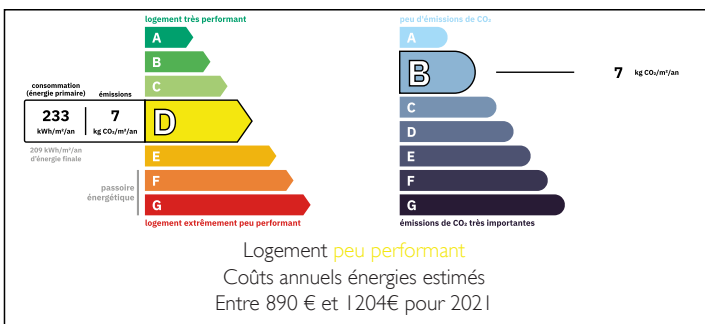


## INFORMATION

Town:	Saint-Hilaire-du-Harcouët
Department:	Manche
Bed:	4
Bath:	1
Floor:	240 m2
Plot Size:	0 m2



## ENERGY - DPE



## IN BRIEF

Located just 500 metres from the centre of Saint Hilaire du Harcouët, this spacious property for sale in Normandy offers excellent potential for family living or investment.

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

The main house provides 177 m<sup>2</sup> of living space, complemented by a large 69 m<sup>2</sup> workshop and an adjacent second property (63 m<sup>2</sup>), making it ideal for buyers seeking a French riverside property with gîte or rental potential.

- Main house

The ground floor features an entrance hall (15 m<sup>2</sup>), leading to a bedroom (9 m<sup>2</sup>) with en-suite shower room and WC (2.5 m<sup>2</sup>), perfect for guests or single-level living. A kitchen (9.8 m<sup>2</sup>) and a bright 32 m<sup>2</sup> living room with balcony offer pleasant views over the garden.

Upstairs, there are two bedrooms (19 m<sup>2</sup> and 10 m<sup>2</sup>) to be completed, a bathroom with shower (10 m<sup>2</sup>), and a large open space of 68 m<sup>2</sup> offering excellent scope for further development.

The basement offers a spacious workshop (69 m<sup>2</sup>)

- Outdoor space

The property benefits from a 660 m<sup>2</sup> riverside garden, ideal for outdoor living, gardening, or family activities.

- Second property (gîte or rental opportunity)

The second property has been recently renovated but requires finishing. It includes:

- a bright living room (21 m<sup>2</sup>)
- one bedroom (11 m<sup>2</sup>)
- a separate office (7 m<sup>2</sup>)
- a bathroom with shower (4.5 m<sup>2</sup>) and a separate toilet
- 40 m<sup>2</sup> terrace with river views

The kitchen area is not yet installed and the property currently has no heating system.

- Investment potential

This house represents an excellent investment property in France, with strong potential for:

- Holiday rental (gîte or Airbnb)
- Long-term rental income
- Multigenerational living

## LOCAL TAXES

Taxe foncière: 246 EUR

Taxe habitation: EUR

## NOTES