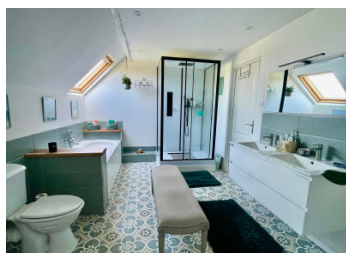


Country House & Gite



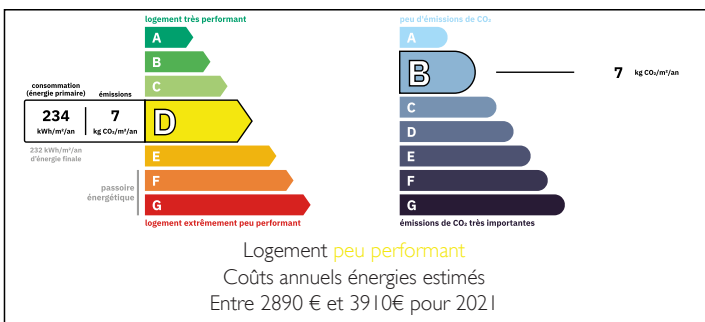
INFORMATION

Town:	Saint-Georges-de-Livoye
Department:	Manche
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	2687 m2

IN BRIEF

Detached country property with independent annexe and gîte potential located between Brécey and Villedieu-les-Poêles, within approximately 30–40 minutes of Mont-Saint-Michel. Offering around 170m² of habitable space set within a plot of approximately 2,600m². The main house includes multiple bedrooms, reception areas, kitchen space and bathrooms arranged over two levels. An independent annexe provides separate accommodation suitable for gîte use, guest accommodation or rental, subject to permissions. Countryside setting with access to local shops and services, as well as the A84 for regional connections towards Avranches, Caen and Rennes. Suitable for main residence, second home or income-generating project.

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

Detached house with independent annexe and gîte potential located in the Normandy countryside between Brécey and Villedieu-les-Poêles, within reach of Mont-Saint-Michel.

The property offers approximately 170m² of habitable space set within a plot of around 2,600m², with a layout that allows for a range of uses including main residence, second home or income-generating project.

The main house is arranged over two levels and currently provides two bedrooms on the first floor, along with a dressing room which could also be used as an additional bedroom depending on requirements. On the ground floor, there is an additional room presently used as an office, as well as a separate shower room, which together offer the potential to create a third bedroom with bathroom facilities on the same level if required.

The layout therefore lends itself to flexible occupation, allowing the property to function either as a traditional family home or to accommodate single-level living, guest space, or multi-generational use depending on individual needs.

An independent annexe provides separate accommodation with its own access. This space can be used as a gîte, guest accommodation or for long-term rental, subject to necessary permissions. The presence of separate accommodation allows for income potential or use as additional living space for extended family.

In addition to the main accommodation, the property also includes a barn incorporating workshop space with a room above, offering further storage, hobby space or potential for future use, subject to the relevant permissions and requirements.

The property is positioned within a rural...

LOCAL TAXES

Taxe foncière: 498 EUR

Taxe habitation: EUR

NOTES