



## 8 Bedroom House,

50300, Avranches, Manche, Normandy

\* 8 Beds \* 2 Baths \* 460m2

# €887,500

Ref: LN-29WMD

## Property Description

Ref.3748 : French house for sale in Normandy close to the sea.

Small town from where you can discover the Mont Saint Michel, in the South of the English Channel, this very pretty property from the end of the 18th century is built at the exit of a village. Some shops are accessible on foot. Very quickly in the neighboring villages, other shops, highway, train station make the property very practical and easy to access. Its very good location also allows a commercial activity.

Situated in a village, in its perimeter, this beautiful bourgeois residence of the end of the 18th century, of classic style, constitutes a homogeneous whole between its park, its dependences and the residence itself. It is located between the courtyard framed by the outbuildings and its former gardens, now treated simply as lawns.

This manor house, which could easily be called locally Le Château, is built on a basement which includes the cellars, the boiler room, the fruit trees etc. These volumes are spacious.

The ground floor includes an entrance hall, a large vestibule with the oak staircase with a straight banister, wc, large living room, dining room, kitchen with a large part used as a living room, bedroom with bathroom.

The restoration has spared all the original architectural and decorative elements: 18th century doors, fireplaces, wainscoting and parquet flooring.

On the first floor, a landing as vast as the vestibule distributes 4 large bedrooms, 2 bathrooms, laundry room, wc.

On the second floor, 4 smaller bedrooms and a bathroom with wc. Attics.

The soul of this house remains on each level. It is bright, well distributed and comfortable.

The surface per level is 155sqm.

The building to the north includes 2 restored apartments, equally comfortable and modern.

One comprises 5 rooms of 91sqm, the other comprises 3 rooms.

The first one will be released in November 2021. In the meantime, it is rented 590 €/month.

Oil-fired boiler from 2003 + heat pump.

Garage in the same building, courtyard and garden.

Opposite, to the south, old stable and shed and another building, which was originally a chapel had been refurbished into a two-roomed flat, now with dilapidated comfort. The roof, on the other hand, is recent.

Former greenhouse at the end of the garden, the property being partially walled.

Pretty park with a large double alignment of chestnut trees which constituted the old avenue, 2 meadows and some fruit trees, as well as a big bunch of plane trees and pine trees come to garnish the very pleasant ground.

The total surface is from 4.75 acres (1ha 92 to 28ca).

# Gallery

