



Detached Country House with Outbuildings and Open Views



Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	https://clefrance.co.uk

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 125,816.67

Standort

Land:	Frankreich
Postleitzahl:	50520
Veröffentlicht:	11.03.2026

Beschreibung:

Located in a hamlet near Juvigny les Valleees, in the heart of a verdant rural setting, this property offers an ideal living environment for nature lovers, agricultural, artisanal, or storage projects, or for any business requiring ample space.

The MAIN HOUSE, with approximately 113 m2 of living space, comprises the following:

- Ground floor: an entrance hall, a kitchen, a dining room, a hallway, a separate entrance at the rear of the house, two cellars, and a WC.

An attached double garage, continuous with the house, completes this level.

- Upstairs: a landing, a corridor leading to three bedrooms, a bathroom, a separate WC, and a dressing room.

- Outside: the property boasts numerous outbuildings, offering significant potential:

- First outbuilding of approximately 145 m2,
- Second outbuilding of 52 m2,
- Third outbuilding of 208 m2, and



- Final outbuilding of approximately 40 m2, formerly used as a milking parlour.

The entire property sits on a plot of approximately 20,024 m2, mostly flat, providing ample outdoor space and beautiful views of the surrounding countryside.

Located in a charming village in the Manche department, it benefits from a verdant and peaceful setting, typical of the Norman bocage, with numerous hiking trails, cycle paths (Velomaritime, Normand'Epik VTT), and viewpoints overlooking the See and Selune valleys nearby - an ideal setting to fully enjoy nature.

This charming village offers all the advantages of a vibrant rural community: verdant landscapes, a rich community life, local shops, essential services, and a comfortable local job market; all while remaining close to remarkable tourist attractions such as Mont Saint-Michel, nature trails, waterfalls, and mountain biking routes.

The house has an energy performance rating of F (268 kWh/m2 per year) and a climate rating of F (71 kg CO2/m2 per year). Annual energy costs are estimated between €4,060 and €5,530 (average energy prices based on 2021, 2022, and 2023).

A rare property due to its size and outbuildings, it is ideal for a family, agricultural, or professional project in a quiet and sought-after area known for its quality of life.

The department of Manche is in Lower Normandy and is bordered with Calvados, Orne, Mayenne and Ille-et-Vilaine. The English Channel in the west, north and north-west coastlines makes getting here to its many ports very easy from the UK. There is also an airport in Caen and many others are easily accessible in the surrounding regions such as Rennes airport.

History is all over the department through its museums and heritage, discovering the local traditions and culture as well as Chateaux, religious monuments, water mills, maritime sites and gardens is easy to do. The biggest 'must-do' is a visit to Mont Saint Michel.

Tourism plays a major role in the economy of the department which is fine because there is so much to see and do.

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Zustand: Gut

Allgemein

Schlafzimmer: 3
Badezimmer: 1
Grundstücksgröße: 20024 m²

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.259.028

