



\*\*\*UNDER OFFER\*\*\* UPERB RESTORED  
NORMAN MANOR HOUSE, JUST 27 KM FROM  
CHERBOURG & 30 MINUTES FROM THE BEACHES

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NORMAN MANOR HOUSE,  
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| PROPERTY FACT FILE  |   |
|---|---|
| REFERENCE   | A41659WD50  |
| PRICE   | € 675,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM   | 6   |
| BATHROOM  | 4   |
| ACCOMMODATION   | 448 m <sup>2</sup>  |
| LAND  | 6316 m <sup>2</sup>   |
| TOWN  | Sortosville   |
| DEPARTMENT  |   |
| LOCATION  | 50km or less to ferry   |
| TYPE  | Maison de Vacances, House,<br>Country House                               |
| CONDITION   |   |
| FEATURES  | Other Drainage, Garage, Private<br>parking                                |
| <small>*Price based on current exchange rate which is subject to change</small> |   |



- Exceptional high quality renovation
- 27km from Cherbourg ferry port
- 5km from Valognes
- En-suite bathrooms
- Outbuildings

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Nestled in the heart of the cotentin Manche peninsular, this magnificent fully renovated 16th-century manor offers an exceptional living environment combining historic charm, generous space, and modern comfort. With 448 sqm of living space spread over two floors, this prestige property delivers outstanding quality of life and

## DESCRIPTION

Ground floor:

- Spacious entrance hall / reception hall
- Living room
- Dining room
- Fully equipped kitchen with range cooker
- Laundry room
- Pantry
- Storage spaces
- Separate WC

First floor:

- Mezzanine with access to an outdoor terrace
- Living room
- Bedroom 1
- Bedroom 2
- Bathroom

Second floor:

- Bedroom 3 with en-suite bathroom
- Bedroom 4 with en-suite shower room
- Bedroom 5 with en-suite shower room
- Bedroom 6

Turret with stone staircase, adding unique architectural character.

Outbuildings and exterior

- Barn and garages
- Walled garden offering privacy and security

Technical features

- Oil-fired and electric heating
- Double glazing
- Energy rating:

Residence tax: €772 / Property tax: €830

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41659WD50>

COMPLETE FILE AND PHOTO ON REQUEST

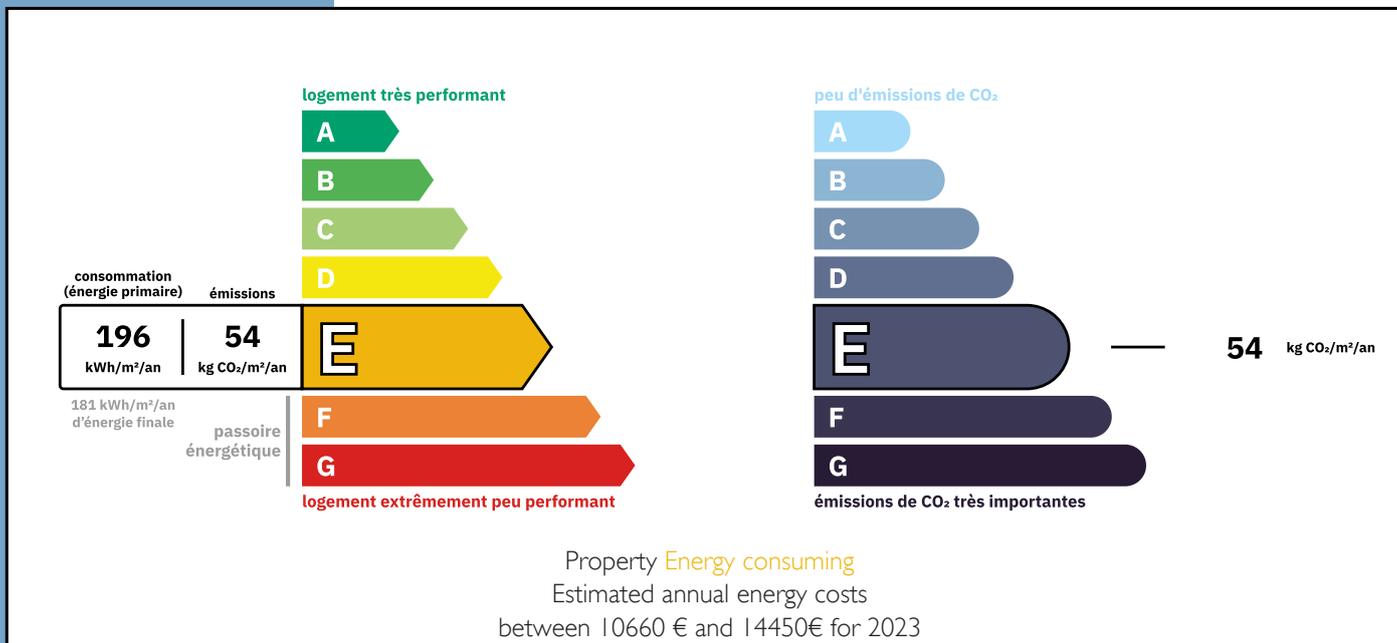


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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A41659WD50  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)