LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

# EXCEPTIONAL PROPERTY NEAR MONT-SAINT-MICHEL WITH 9 GÎTES, OWNER'S RESIDENCE AND INDOOR POOL

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EXCEPTIONAL PROPERTY NEAR MONT-SAINT-MICHEL WITH 9 GÎTES, OWNER'S RESIDENCE AND INDOOR POOL...

## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A47156KAL50 |
| PRICE | € 2,862,000<br>£ 0*<br>*agency fees included: 6 % TTC to be paid by the buyer (2 700 000 EUR hors honoraires) |
| BEDROOM | 22 |
| BATHROOM | 17 |
| ACCOMMODATION | 850 m² |
| LAND | 4597 m² |
| TOWN | Beauvoir |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison, Family Home, Gite |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Mains drainage, Private parking |

*Price based on current exchange rate which is subject to change

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- 9 gîtes plus 5-bedroom owner's residence
- Indoor pool and covered leisure complex
- Near Mont-Saint-Michel
- Established tourism destination
- Significant potential and flexibility

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A rare opportunity to acquire an exceptional property in the heart of the Bay of Mont-Saint-Michel. This substantial residence, purpose-built to provide flexible holiday accommodation, comprises nine independent gîtes in addition to a five-bedroom owner's section, which includes an impressive covered leisure area with swimming

# DESCRIPTION

Purpose-built in 2018, this impressive property has been thoughtfully designed around the needs of both guests and owners, creating a highly flexible accommodation complex within easy reach of Mont-Saint-Michel.

The nine furnished gîtes provide a flexible range of accommodation for couples, families and larger groups, with units currently configured for between two and five guests. Each offers independent living accommodation with its own kitchen and facilities, allowing each gîte to function independently while forming part of one coherent complex.

Private owner's accommodation
The substantial five-bedroom private owner's accommodation of approximately 156 m² is incorporated within the property, providing comfortable and separate private living space. This allows an owner to live comfortably on site whilst maintaining separation between private and guest areas.

Covered pool and leisure complex
At the heart of the property is an impressive covered leisure area centred around an approximately 8m × 4m swimming pool. Generous surrounding relaxation and communal spaces create an important all-weather facility and add considerably to the property's year-round appeal.

Designed for flexibility
One of the property's most interesting features is the adaptability incorporated into its design. The building was conceived so that elements of its existing configuration can potentially evolve, with internal layouts and certain door and window openings capable of being adapted to sui...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47156KAL50

COMPLETE FILE AND PHOTO ON REQUEST

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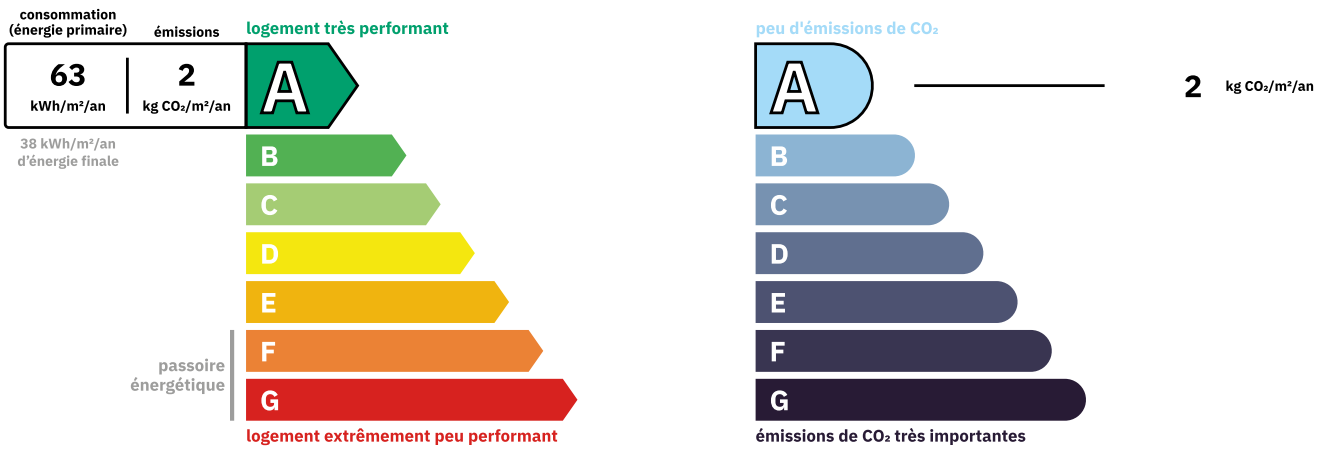
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Very efficient
Estimated annual energy costs
between 4740 € and 6490€ for 2023

# NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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 :A47156KAL50

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