



Newly Renovated Farmhouse, Ideal Equestrian With Two Gites In The Country Near Gavray,

€342,000

Ref: SG-2342

50450, Manche, Normandy

* 6 Beds * 1 Bath * 290m2

Tucked away in a tiny hamlet, this fabulous property is newly renovated and offers a spacious farmhouse and two independent gites with just over 11 acres of land. Just a few minutes drive from the market town of Gavray and 25 mins from the sandy beaches along the western coast. The main house benefits...

- Energy Consumption: NI Number of rooms: 12
- Situation: Palge
- Supermarché
- Port Type of heating: Electrique
- Windows: Double Vitrage

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French Entrée 

Property Description

Tucked away in a tiny hamlet, this fabulous property is newly renovated and offers a spacious farmhouse and two independent gites with just over 11 acres of land. Just a few minutes drive from the market town of Gavray and 25 mins from the sandy beaches along the western coast. The main house benefits from a new roof and is double glazed. The accommodation includes Ground Floor Fitted kitchen with space for dining, doors to rear and from gardens, part exposed stone walls. Lounge with newly fitted wood burner and new wooden flooring. Part exposed stone walls, door to front. Bedroom Four or Dining Room Utility Room with sink and door to rear terrace with hot tub Shower Room with heated towel rail and wc Stairs to First Floor Hallway leading to Three large Bedrooms and a Shower Room with wc. Ground Floor Gite This is the smaller of the two gites, it has its own entrance and comprises of Open plan living room with Kitchen area, exposed stone walls, wood burner. Bedroom with exposed stone Shower Room with wc First Floor Gite This is newly restored and is a large, spacious, light gite Large Entrance Hall on the Ground Floor stairs lead to Spacious Lounge with A frame, wood burner and dual aspect allowing the light to flood in Fitted Kitchen Bedroom with velux Door to a massive room currently used as storage but with a little work can provide more living space Large Utility Room with shower Mezzanine above the lounge with Bedroom and Luxury bathroom with clawfoot bath and wc Outside The entrance driveway and parking areas are gravelled, with lawns to the sides. To the rear of the house is a grassed area leading to the 60m x 40m fenced sand school currently used a play area. There are several open fronted hangers for storage and machinery. A small stone building and a large open sided barn adjoining the house. Several stone period animal pens face the courtyard. The land is all to the rear of the property and offers several individually fenced fields of gently rolling pasture. This totals just under 5 hectares and is ideal grazing for horses. dont 5.23 % honoraires TTC à la charge de l'acquéreur.

Gallery

