



## Beautiful gîte complex in quiet rural setting in Normandy,

50670, Manche, Normandy

€399,000

Ref: SIF-001523

\* Under Offer \* 11 Beds \* 1 Bath \* 340m2

Beautiful gîte complex in quiet rural setting in Normandy – Owner’s accommodation and 3 gîtes in excellent condition throughout. The property has been renovated to include a 5 bedroom main house with attached 2 bedroom gîte, a Studio and separate detached renovated bakery with 3 bedrooms, standing in grounds of over 1 1/4 acres at [...]

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French Entrée 

## Property Description

Beautiful gîte complex in quiet rural setting in Normandy - Owner's accommodation and 3 gîtes in excellent condition throughout.

The property has been renovated to include a 5 bedroom main house with attached 2 bedroom gîte, a Studio and separate detached renovated bakery with 3 bedrooms, standing in grounds of over 1 1/4 acres at the end of a no through road to ensure perfect peace and quiet! Viewing is highly recommended to appreciate the charm and income potential of this property.

The house is situated within 2 minutes drive from the small town of Saint Pois with every day amenities and school. It is 15 minutes drive to the market town of Sourdeval and 15 minutes drive to Vire. The Lac de la Dathée, ideal for walking, fishing and boating, and an 18 hole golf course are within 10 minutes drive as is the Saint Sever forest. It is situated in the southwest of Normandy, near the borders of Manche and Calvados. The beaches on the west coast are an hour's drive away and it is approximately 80 minutes drive from the port of Caen and an hour and forty minutes from Cherbourg.

### THE ACCOMMODATION IN THE MAIN HOUSE COMPRISES :

On the ground floor -

Kitchen 6.06 x 2.72m Partly glazed door and side panel and window to front elevation. Recently refitted with an extensive range of matching base and wall units including wine fridge. Ample worktops. Sink with mixer tap. Space and plumbing for dishwasher and washing machine. Built in oven with electric hob and extractor hood over. Tiled floor. Space for freestanding American style fridge/freezer. Radiator. Inset spotlights.

Dining Room 6.07 x 3.29m Partly glazed double doors and window to rear elevation. Tiled floor. Radiator.

Split-level Study Area Partly glazed door and side panel and partly glazed double doors to front elevation. Tiled floor. Exposed beams and stone walls. Radiator. Stairs to first floor. Walk-in cupboard.

Lounge 6.10 x 4.81m Partly glazed door and side panel and window to front elevation. Exposed stone walls. Radiator. Tiled floor. Granite fireplace with raised hearth and wood-burner.

On the First Floor -

Landing Wood flooring. 2 radiators. 2 hatches to loft.

Master Bedroom 5.90 x 3.11m Window to front elevation. Wood flooring. Radiator.

En-Suite Shower Room Shower cubicle. Vanity basin with mirror and light over. Suspended WC. Heated towel rail.

Bedroom 2 3.50 x 2.67m Window to rear elevation. Wood flooring. Radiator.

Bathroom 3.47 x 2.52m Window to rear elevation. Radiator. Laminate flooring. Corner shower. WC. Partly tiled walls. Pedestal basin. Corner bath with mixer tap/shower fitment.

Bedroom 3 3.85 x 2.34m Window to rear elevation. Radiator. Built-in wardrobe.

Bedroom 4 3.98 x 2.83m Window to front elevation. Radiator.

Bedroom 5 4.92 x 4.51m Window to front elevation. Radiator. Opening to:

En-Suite Shower Room 4.67 x 2.28m Window to rear elevation. Pedestal basin. Bidet. WC. Shower. Built-in wardrobe. Heated towel rail.

### THE ACCOMMODATION IN THE ATTACHED GÎTE COMPRISES :

On the Ground Floor -

Open Plan Lounge/Dining Room/Kitchen 6.28 x 4.65m 2 windows and glazed door to front elevation. Cupboard housing electrics. Stairs to first floor. Cupboard housing hot water cylinder. Exposed beams. Tiled floor. Upright radiator. Radiator. Space for free standing fridge/freezer. Range of matching base and wall units. Built-in oven and microwave. Sink with mixer tap. 3 ring Bosch induction hob with extractor over. Space and plumbing for washing machine and dishwasher. Vent. Worktops and tiled splash-backs.

On the First Floor -

Landing/Seating area Window and 2 skylights to front elevation. Wood flooring. Radiator. Stairs to second floor.

Cloakroom Wood flooring. Suspended WC. Vent.

Shower Room Wood flooring. Heated towel rail. Vent. Vanity unit with mirror and light over. Corner shower.

Bedroom 1 4.32 x 2.84m (max) (no window) Wood flooring. Radiator.

On the Second Floor -

Bedroom 2 4.78 x 3.68m 2 Velux windows to rear elevation. Circular window. Galleried effect. Wood flooring. Radiator. Hatch to loft. Sloping ceiling.

THE ACCOMMODATION IN THE STUDIO COMPRISES :

On the ground floor -

Living Room/Bedroom with Shower Room 4.05 x 3.18m - Glazed door and velux window to the front elevation. Exposed stone walls. Electric radiator. Tiled floor. Electrics. Cupboard housing hot water cylinder. Toilet. Vanity unit. Shower. Extractor fan.

Kitchen/Dining Room 3.66 x 2.21m - Fitted kitchen with range of matching base units. Sink with mixer tap. Built in oven and electric hob. Exposed stone walls. Velux to the rear elevation. Glazed door to the southelevation. Space for freestanding fridge/freezer.

THE ACCOMMODATION IN THE OLD BREAD OVEN COMPRISES :

On the Ground Floor -

Kitchen/Dining Room 4.55 x 3.15m Glazed door and side panel and window. Tiled floor. Space for free standing fridge/freezer. Range of matching base and wall units. Space for free standing cooker with extractor over. Worktops and splash-backs. Double ceramic sink with mixer tap. Under stairs cupboard. Space and plumbing for washing machine and dishwasher. Central heating thermostat.

Lounge 4.54 x 4.00m Glazed double doors. Arched window and window. Exposed beams. Tiled floor. Granite fireplace with wood-burner. Upright radiator.

Inner Hall Tiled floor. Stairs to first floor.

Bedroom 1 3.82 x 2.75m Window. Radiator.

Bedroom 2 3.81 x 3.79m Glazed double doors to terrace. Radiator.

Shower Room Window. Suspended WC. Shower. Pedestal basin. Tiled floor. Heated towel rail.

On the First Floor -

Bedroom 3 4.25 x 1.65m Window and 2 Velux windows. Radiator. Cupboard housing hot water cylinder and

hanging space. Sloping ceiling.

#### OUTSIDE :

Externally the property is arranged so that all four dwellings have their own private seating areas and gardens.

The gardens are predominantly laid to lawn. Small paddock with a wood and separate detached stone building with slate roof. Large gravel parking and turning area. Flower and shrub borders. Gravel seating area.

#### SERVICES :

Mains water, telephone and electricity available. Drainage is to two all water septic tanks. Double glazed windows throughout. Oil fired central heating in the main house and electric heating in the 2 gîtes.

Please note : Under French legislation effective from 1st April 2013 this property is unrated in it's Energetic Performance Test because the Vendors do not have the last 3 years heating bills.

#### FINANCIAL DETAILS :

Taxes Foncières : 1,536€ per annum

Taxe d'habitation : Means tested

Asking price : 399,000€ including Agency fees of 19,000€. In addition the purchaser will have to pay the Notaire's fee of 28,100€

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# Gallery

