



## Detached oak framed house to renovate with over half an acre garden,

50600, Manche, Normandy

€39,500

Ref: SIF-001542

\* Available \* 81m2

Detached oak framed house to renovate with over half an acre garden This detached property offers potential for a complete renovation, standing in the middle of its plot with land to the front and rear. Viewing is recommended. The property is situated near a village in the Manche (Normandy region) in the north of France, [...]

## Property Description

Detached oak framed house to renovate with over half an acre garden

This detached property offers potential for a complete renovation, standing in the middle of its plot with land to the front and rear. Viewing is recommended.

The property is situated near a village in the Manche (Normandy region) in the north of France, 60 km from Saint-Lô, the department capital. The medieval town of Domfront is 25 km and Fougères 30 km with its forest, lake and manmade beach. It is about 31km from the beach and UNESCO heritage site of Mont Saint Michel. The attractive market town of Saint Hilaire du Harcouët with its weekly market is about 5 km from the property and Mortain is about 10 km. It is 333 km from the Channel Tunnel at Calais but closer ferry links are available via Caen Ouistreham (95 km) or Saint-Malo (69 km). The closest airports are at Rennes (79 km) and Dinard (73 km).

### THE ACCOMMODATION COMPRISES :

On the ground floor -

Main Room 9.72 x 5.78m Double doors and 3 windows to front and door to rear elevations. Ladder access to first floor. Part concrete floor. Electric meter. Fireplace. Opening to:

Room 2 5.81 x 4.77m Window and double doors to front and window to rear elevations. Earth floor.

### OUTSIDE :

Fruit trees and grass.

### FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : € per annum

Asking price : 39,500 including Agency fees of 4,500€. In addition the buyer will pay the Notaire's fee of 4,300€

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