



Detached 3 bedroom house with 2 1/4 acres and outbuildings,

50140, Manche, Normandy

€134,500

Ref: SIF-001547

* Available * 2 Beds * 1 Bath * 110m2

Detached 3 bedroom house with 2 1/4 acres and outbuildings This detached house stands in a quiet elevated position with far-reaching views over the valley. It is surrounded by its land and has a large detached barn with internal pony stables, but which could also be used as a potential gîte conversion (subject to planning), [...]

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French Entrée 

Property Description

Detached 3 bedroom house with 2 1/4 acres and outbuildings

This detached house stands in a quiet elevated position with far-reaching views over the valley. It is surrounded by its land and has a large detached barn with internal pony stables, but which could also be used as a potential gîte conversion (subject to planning), storage for a Camping Car or for someone wishing to work from home. Viewing is highly recommended.

The house is conveniently situated just outside the pretty town of Mortain with its Abbey, waterfalls, 11th century Chapel and panoramic view of Mont St. Michel (about 3.5 km). This delightful town also offers a selection of Bars and Restaurants to suit all tastes and a wide range of shops together with a large supermarket. The medieval town of Domfront, with its narrow streets and ruined castle, also offers the same facilities within a 20 minute drive. Also St. Hilaire du Harcouet is only 12kms with a big weekly market. The UNESCO heritage site at Mont St Michel is 46 km away. The Voie Verte which forms part of the Paris to Mont St Michel cycleway and provides links into a further network of routes throughout Manche, into Calvados and Bretagne is 1.5 km from the property. Located at the southern tip of Manche the property is served by the ports of Caen Ouistreham (1 hr 15 min.), Cherbourg (2 hr 15 min.), Le Havre (2 hrs) and Calais (5 hrs). The closest airports are at Rennes (apprx.1hr 15 min.) and Dinard (1 hr 15 min.).

THE ACCOMMODATION COMPRISES :

On the ground floor -

Lounge 5.58 x 5.29m Window and partly glazed door to front and window to rear elevations. Tiled floor. 2 radiators. Stairs to first floor. Granite fireplace with wood-burner and back boiler. Exposed beams. Cupboard housing electrics. Exposed stone wall.

Kitchen/Breakfast Room 6.14 x 4.32m Window to front and rear elevations. Range of matching base and wall units. Tiled floor. Space and plumbing for dishwasher. Sinks with mixer tap. 4 ring gas hob. Built-in oven. Worktops and tiled splashbacks.

Utility Room 2.35 x 2.16m Tiled floor. Window to east and door elevations. Tiled floor. Hot water cylinder.

Bedroom 1/Study 3.32 x 2.83m Window to front elevation. Radiator. Laminate flooring. Door to:

Cloakroom WC. Hand basin. Window to east elevation.

On the First Floor -

Landing Laminate flooring.

Bedroom 2 4.59 x 3.65m Window to front elevation. Laminate flooring. Electric radiator. Walk-in wardrobe. Door to:

En-Suite Bathroom 3.34 x 1.85m Bath with mixer tap/shower fitment. Vanity unit. WC. Large shower. Heated electric towel rail.

Bedroom 3 5.21 x 2.50m Exposed beams Laminate flooring. Radiator and electric radiator. Sloping ceiling. Velux window to front elevation. Door to:

En-Suite Bathroom 2.00 x 1.47m Laminate flooring. Eaves storage space. Pedestal basin. WC. Window to east elevation. Bath with mixer tap/shower fitment, tiled surround and screen. Sloping ceiling.

OUTSIDE :

Double metal gates lead to drive, parking and turning space and barn. The garden to the front and rear of the property is laid to lawn with mature trees. Decking area. To the rear of the land there is a small detached stone and

timber barn/stable with tiled roof.

Detached 2 storey Barn 11.5 x 9m constructed of block under a tiled roof. Large wooden sliding door to front elevation, divided into 6 internal pony stables. Stairs to first floor.

Attached open fronted lean-to.

SERVICES :

Mains water, telephone and electricity are connected. Multi fuel woodburner with back boiler providing central heating. Broadband internet connection. Drainage is to a septic tank which is not up to current regulations.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 600€ per annum

Taxe d'habitation : Means tested

Asking price : 129,000€ including Agency fees of 9,000€. In addition the buyer will pay the Notaire's fee of 10,200€

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Gallery

