



Detached stone house with over an acre and old house and barn to renovate,

€224,500

Ref: SIF-001595

50730, Manche, Normandy

* Available * 3 Beds * 1 Bath * 1712m2

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French Entrée 

Property Description

Detached stone house with over an acre and old house and barn to renovate

This stunning detached house boasts many unusual and original features including a granite fireplace with coat of arms, a huge arched window, a galleried landing and mezzanine and a ground floor bedroom and bathroom. The garden is well planted with shrubs and trees and there is an area of woodland with a detached stone and block house and attached barn which formerley had planning to convert it into a dwelling. Viewing is highly recommended.

St Martin De Landelles is in the Manche area of Normandy. The closest airport to St Martin De Landelles is Dinard Airport (66 km) and Rennes Airport (67 km). Around St Martin De Landelles attractions such as as Mont St Michel (26 km) and the Ange Michel Leisure and Water Park, and the river at Vézins are about 1km away. The town of Saint Martin de Landelles is about 3kms from the house and has facilities including a bakery, post office, supermarket, butchers, school, newsagents, hairdresser, petrol station and a garden centre, 2 bars and a restaurant. The nearest main town is Saint Hilaire du Harcouët, which is just over 1 hour from Saint Malo and the ferry port, with one of the biggest markets in the area on a Wednesday morning which takes over most of the town centre. The town has all amenities including some great restaurants, bars, and cafes. It also has a park with two adjoining lakes and a childrens' playground. There is an indoor pool with a spa and a water slide. Crazy golf is available with clubs and balls for hire from a nearby bar. The town of Mortain 20 minutes away offers a great outdoor pool, stunning scenery and beautiful waterfalls. It is 3 minutes away from the Normandy/Brittany border and is set in the countryside. It is within easy access of the main ferry ports, Cherbourg, Ouistreham (Caen), and St Malo (at most 1.5 hours drive) and Le Havre (about 2.5 hours). The nearest mainline train station is at Vire (30 minutes away) with regular trains to Paris taking about 2 hours and 35 minutes.

THE ACCOMMODATION COMPRISES :

On the Ground Floor

Lounge 6.39 x 6.08m Door and fixed feature windows to front elevation. Stairs to first floor and galleried landing. Door to garage to rear. Magnificent granite fireplace with inset wood-burner. Wood flooring. Telephone socket.

'L' shaped Kitchen/Dining Room 5.50 x 3.37m + 4.20 x 3.40m 2 pairs of glazed double doors to front elevation. Tiled floor. Range of matching base and wall units. Built-in oven. Ceramic sink with mixer tap. Tiled worktops and splash-backs. Space ofr free standing fridge/freezer. 2 convector heaters. Breakfast bar with display cabinet over. Exposed beams. Feature cartwheel windows to lounge. Electrics.

Utility Room Tiled floor. Hot water cylinder. Space and plumbing for washing machine and dishwasher. Space for tumble dryer. Door to kitchen and inner hall.

Bedroom 1 3.83 x 3.44m Window to front elevation. Telephone socket. Convector heater.

Bathroom 3.77 x 1.95m Window to east elevation. WC. Vanity unit. Built-in cupboard. Partly sunken bath with mixer tap/shower fitment and tiled surround.

Inner Hall Tiled floor. Built-in cupboard. Door to store room and door to attached garage.

On the First Floor

Galleried Landing

Mezzanine Seating Area 3.24 x ??? Convector heater. Window to front elevation. Hatch to loft space.

Bedroom 2 3.83 x 3.53m Window to front elevation. Convector heater.

Bedroom 3 3.57 x 3.56m Window to front elevation. Convector heater.

Bathroom 3.56 x 2.05m Velux window to rear elevation. Vanity unit with built-in cupboards and drawers. WC. Bath

with mixer tap. Convactor heater.

Outside

Double metal gates lead to gravel drive and turning area. Wooden gate to:

Attached Garage 14.70 x 4.97m Constructed of block under a corrugated iron roof. Mezzanine storage area. Concrete floor. Power and light. 2 metal up and over door to west elevation.

Detached Timber and corrugated iron garage.

Wooded area with old stone house (lapsed outline planning permission) 5.94 x 5.37m Fireplace. Window and door openings. Concrete floor. Electric meter.

Attached block and stone barn to renovate 11.96 x 5.72m

To the front of the property is a stone patio area.

SERVICES :

Mains water and electricity are connected. Drainage to an all water septic tank installed in 2010. Fibre optic connection believed to be available.

FINANCIAL DETAILS :

Taxes Foncières : Approx. 760€ per annum

Taxe d'habitation : Means tested

Asking price : 245,000€ including Agency fees of 15,000€. In addition the purchaser will have to pay the Notaire's fee of 17,800€

Property Ref : SIF - 001595

Gallery

