



Stone cottage with outline planning for renovation and extension with over half an acre,

50300, Manche, Normandy

* Available * 2 Beds

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€39,500

Ref: SIF-001628

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French Entrée 

Property Description

Stone cottage with outline planning for renovation and extension with over half an acre

Outline planning permission was granted on the 14th September 2022 for the renovation and extension of this old stone cottage. Plans have already been drawn up for the creation of an open plan kitchen/dining room/living room on the ground floor with a shower room and toilet. And 2 bedrooms and a shower room with toilet on the first floor. The attached barn was going to be removed to allow access all round the property. Viewing is highly recommended to appreciate the potential of this property.

The house is in a small hamlet with one other house in a quiet, pretty location. It is conveniently situated between the town of Brécey (7km) and Avranches (8km) with all amenities. There is a bar within walking distance at Tirepied. The property is situated in Manche in the Normandy region of France. The closest airport to Tirepied is Dinard Airport (81 km) also worth considering are Rennes Airport (101 km), Deauville Airport (161 km), or Caen Carpiquet (99 km). The UNESCO Heritage site of Mont St Michel and West Coast beaches are 35 km away. It is 119 km from the Ferry Port at Caen Ouistreham, 159 km from Cherbourg, 78 km from Saint-Malo and 449 km from Calais.

THE ACCOMMODATION COMPRISES :

On the ground floor -

Room : 5.80 x 5.10m Door and window to the front elevation. Exposed stone walls and beams. Earth floor. Fireplace.

On the first floor -

Loft space with eyebrow window to front elevation.

OUTSIDE :

The land is laid to lawn with several fruit trees. There are super views over surrounding countryside and a stream on the border of the land.

SERVICES :

Mains water and electricity are nearby.

FINANCIAL DETAILS :

Taxes Foncières : € per annum

Taxe d'habitation : Means tested

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

Property Ref : SIF - 001628

Gallery

