



## Detached stone house with adjoining outbuildings to renovate and 1/4 acre garden,

50640, Manche, Normandy

\* Available \* 1 Bed

Detached stone house with adjoining outbuildings to renovate and 1/4 acre garden Viewing is highly recommended. The property is located in Manche in the Normandy region of France. The closest airport is Rennes Airport (71 km) also within reach are Angers Airport (119 km), or Deauville Airport (129 km). The UNESCO heritage site of Mont [...]

# €69,950

Ref: SIF-001671

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**French Entrée** 



## Property Description

Detached stone house with adjoining outbuildings to renovate and 1/4 acre garden

Viewing is highly recommended.

The property is located in Manche in the Normandy region of France. The closest airport is Rennes Airport (71 km) also within reach are Angers Airport (119 km), or Deauville Airport (129 km). The UNESCO heritage site of Mont St Michel is 36km away from the property and the Parliament of Brittany (Parlement de Bretagne) 64km away. The property is situated about 7 kms from the town of Saint Hilaire du Harcouët which has 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. Fishing and horse-riding are within easy reach. 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 or Avranches (30 minutes away) with regular trains to Paris taking about 2 hours and 35 minutes.

For a comprehensive look at links back to the UK and beyond, please click on our link [here](#)

### THE ACCOMMODATION COMPRISES :

On the ground floor -

Living Room 6.24 x 6.09m Window with cupboard under and door to front elevation. Brick fireplace. Concrete floor. Electric meter. Stairs to first floor.

Room 1 4.00 x 2.82m Window to front elevation. Wood flooring. Door to:

Room 2 2.82 x 2.09m Window to rear elevation.

On the First Floor -

Loft (floor needs replacing). 2 dormer windows to front elevation.

### OUTSIDE :

Attached Barn Constructed of block and cob under a slate roof. Divided as follows:

Room 1 6.09 x 2.91m Door to front elevation. Stairs to loft over.

Room 2 6.09 x 3.50m Door to front elevation.

Attached Open Fronted Car Port 6.09 x 3.30m (ideal for motor home).

Private driveway (over grown).

Garden to the front of the house laid to lawn.

Separate Detached 2 Storey Building (to renovate) Constructed of stone under a slate roof: Ground floor room 4.50 x 4.11m Door and window to front elevation.

### SERVICES :

Mains water and electricity are connected. Drainage is to an all water septic tank installed in about 2005/6. Fibre optic internet connection is available.

### FINANCIAL DETAILS :

Taxes Foncières : 172€ per annum

Taxe d'habitation : € per annum

Asking price : 69,950€ including Agency fees of 5,450€. In addition the buyer will pay the Notaire's fee of 6,400€



## Gallery

